

# TITLE RUNNERS

Tax Sale: **2008 Tax Sale**

Client: **Fresno Tax Collector**

Item No.: **128**

Parcel No.: **331-152-27**

Search Date: **9/27/2007**

Reviewed By: 

**PIName:**

**PIDocDate: PIDocNo:**

**PIDocType:**

Gerald F. Conley 3410 S. Chestnut Fresno CA <i>93725</i>	3/20/1979	79-32149	Grant Deed	1
Thomas M. Stanley 6050 Charing ST. Cambria CA 93428	3/20/1979	79-32150	Deed of Trust	2
County of Fresno c/o County Counsel 2220 Tulare St. 5th Flr. Fresno CA 93721	12/7/2005	05-286915	Judgment	3
<del>Fresno County Tax Collector</del>  P.O. Box 1192 Fresno CA 93715	7/27/2007	07-143652	Power to Sell	4

Comments

Page 1

331-152-27

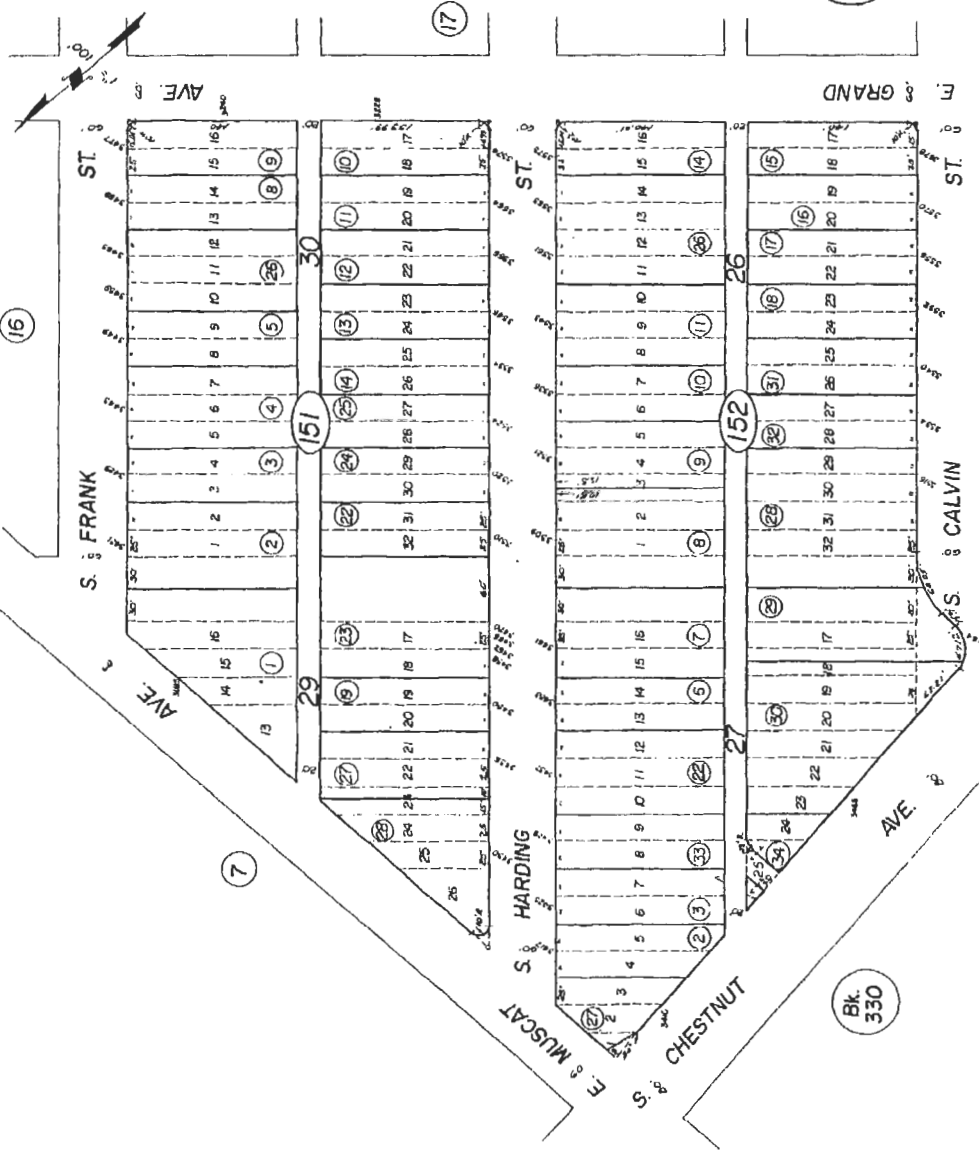
128

331-15

Tax Area  
33-014

SUBDIVIDED LAND IN POR. SEC. 30, T.14 S., R.21 E., M.D.B. & M.

NOTE—  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.



Assessor's Map Bk.331 - Pg.15

County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Plots and Numbered Shown in Circles

Agricultural Preserve  
Town of Madera - Plat Bk.4, Pg.47

1963

FRESNO COUNTY RECORDERS OFFICE

MARCH 20, 1979

RECORDING REQUESTED BY

SAFFCO Title Insurance Company

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Gerald F. Conley  
ADDRESS 3410 S. Chestnut  
CITY & STATE Fresno, Ca.  
ZIP

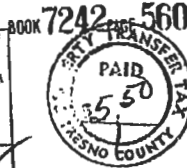
Title Order No.

Escrow No. 321576-HC

32149

SAFFCO Title Ins. Co.

RECORDED IN OFFICIAL RECORDS OF  
FRESNO COUNTY, CALIFORNIA  
AT \_\_\_\_\_ MIN. PAST \_\_\_\_\_  
MAR 20 1979  
GALEN LARSON,  
County Recorder



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$5.50 and is  
☒ computed on the full value of the interest or property conveyed, or is  
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,  
tenements or realty is located in  
☒ unincorporated area ☐ city of \_\_\_\_\_ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THOMAS M. STANLEY, a married man as his sole and separate  
property,

hereby GRANT(S) to GERALD F. CONLEY, a widower,

the following described real property in the  
county of Fresno, state of California:

Lots 1, 2, and 3 in Block 27 of the TOWNSITE OF MALAGA, according to  
the map thereof recorded in Book 4 Page 47 of Plats, in the office of  
the County Recorder of said County;

EXCEPTING THEREFROM all that portion described as follows:

Commencing at a point on the North boundary of the Southwest quarter  
of Section 30, Township 14 South, Range 21 East, Mount Diablo Base and  
Meridian, said point being 40 feet East of the West quarter corner of  
said Section 30; thence South 00°00'00" West, 40 feet from and parallel  
with the West boundary of the Southwest quarter of said Section 30,  
30 feet to the point of beginning; thence South 89°59'40" East, 30 feet  
from and parallel with the North boundary of the Southwest quarter of  
said Section 30, 10 feet; thence Southwesterly to a point which is 60  
feet South of the North boundary and 40 feet East of the West boundary  
of the Southwest quarter of said Section 30; thence North 00°00'00"  
West, 40 feet from and parallel with the West boundary of the Southwest  
quarter of said Section 30, 30 feet to the true point of beginning.

Dated February 7, 1979

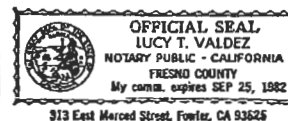
THOMAS M. STANLEY

STATE OF CALIFORNIA }  
COUNTY OF Fresno } SS.  
On Feb 16, 1979 before me, the under-  
signed, a Notary Public in and for said County and State, personally  
appeared THOMAS M. STANLEY

known to me  
to be the person whose name is subscribed to the within  
instrument and acknowledged that he executed the same.

Signature of Notary

FOR NOTARY SEAL OR STAMP



Assessor's Parcel No.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name City & State  
L-1 (G.S.) (Rev. 4-75) 8 pt.

MARCH 20, 1979

RECORDING REQUESTED BY  
SAFECO Title Insurance Company

AND WHEN RECORDED MAIL TO  
NAME  
Address - Thomas M. Stanley  
CITY & STATE 6050 Charing St.  
Zip Cambria, Ca. 93428

Title Order No. Escrow No. 321576-HC

32150

SAFECO Title Ins. Co.

RECORDED IN OFFICE RECORDS OF FRESNO COUNTY, CALIFORNIA	
AT. <u>8</u> MIN. PAST <u>8</u> M.	
MAR 20 1979	
GALEN LARSON, County Recorder	\$ <u>4</u>

BOOK 7242 PAGE 561

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## DEED OF TRUST AND ASSIGNMENT OF RENTS

BY THIS DEED OF TRUST, made this 7 th day of February, 19 79, between

GERALD F. CONLEY, a widower,

3410 S. Chestnut, Fresno,  
(number and street) (city)

, herein called Trustor, whose address is  
Ca. (state) zip)

and SAFECO TITLE INSURANCE COMPANY, a California corporation, herein called Trustee, and

THOMAS M. STANLEY, a married man as his sole and separate property, herein called Beneficiary.

Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in  
Fresno County, California, described as:

Lots 1, 2 and 3 in Block 27 of the TOWNSITE OF MALAGA, according to the map thereof recorded in Book 4 Page 47 of Plats, in the office of the County Recorder of said County.

EXCEPTING THEREFROM all that portion described as follows:

Commencing at a point on the North boundary of the Southwest quarter of Section 30, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, said point being 40 feet East of the West quarter corner of said Section 30; thence South 00° 00' 00" West, 40 feet from and parallel with the West boundary of the Southwest quarter of said Section 30, 30 feet to the point of beginning; thence South 89° 59' 40" East, 30 feet from and parallel with the North boundary of the Southwest quarter of said Section 30, 10 feet; thence Southwesterly to a point which is 60 feet South of the North boundary and 40 feet East of the West boundary of the Southwest quarter of said Section 30; thence North 00° 00' 00" West, 40 feet from and parallel with the West boundary of the Southwest quarter of said Section 30, 30 feet to the true point of beginning.

331-15-152-77

321576-HC

MARCH 20, 1979

BOOK 7242 PAGE 562

321576-4C

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing

(1) Payment of the indebtedness by one promissory note in the principal sum of \$ 4,400.00

of even date herewith, payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his successor, (3) performance of each agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the offices of the County Recorders of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1018	394	Placer	1328	440	Siakiyou	697	407
Alpine	18	753	Lake	743	552	Plumas	227	443	Solano	1868	591
Amador	250	243	Lassen	271	567	Riverside	1973	139405	Sonoma	2810	875
Butte	1870	678	Los Angeles	18512	751	Sacramento	731025	59	Stanislaus	2287	332
Calaveras	368	92	Madera	1176	234	San Benito	386	94	Sutter	817	182
Colusa	409	347	Marina	2736	483	San Bernardino	8294	877	Tehama	630	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	8820	585	Trinity	161	393
Del Norte	174	525	Meanderino	942	242	San Joaquin	3813	6	Tulare	3137	587
El Dorado	1229	594	Merced	1940	361	San Luis Obispo	1750	491	Tuolumne	396	309
Fresno	6227	411	Modoc	225	668	San Mateo	6491	690	Ventura	4182	652
Glenn	585	290	Mono	160	215	Santa Barbara	2486	1244	Yolo	1081	335
Humboldt	1213	91	Monterey	577	243	Santa Clara	9523	713	Yuba	564	153
Imperial	1355	801	Napa	922	98	Santa Cruz	2358	744		File No.	
Inyo	205	880	Nevada	665	303	Shasta	1185	233		70-299358	
Kern	4809	2351	Orange	10961	388	Sierra	59	439			

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

STATE OF CALIFORNIA,

COUNTY OF Fresno

On February 14, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Gerald F. Conley

SS.

*Gerald F. Conley*  
GERALD F. CONLEY

, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

*Suzanne Conant*

FOR NOTARY SEAL OR STAMP



4  
PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

DENNIS A. MARSHALL, COUNTY COUNSEL  
Zachary S. Redmond, Deputy 226956  
OFFICE OF COUNTY COUNSEL  
2220 Tulare Street, Fifth Floor  
Fresno, California 93721

AND WHEN RECORDED MAIL TO:

OFFICE OF FRESNO COUNTY COUNSEL  
STOP #32



FRESNO County Recorder  
Robert C. Werner

**DOC- 2005-0286915**

Wednesday, DEC 07, 2005 14:40:27

Ttl Pd \$0.00

Nbr-0002036228

JZG/R2/1-4

THIS SPACE FOR RECORDER'S USE ONLY

COUNTY OF FRESNO, et al. v. WILLIAM JOSEPH CONLEY, et al.  
Fresno Superior Court Case No. 05CECG02767

Default Judgment

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

1 DENNIS A. MARSHALL, COUNTY COUNSEL  
2 KEVIN B. BRIGGS, Chief Deputy, 117550  
3 ZACHARY S. REDMOND, Deputy, SBN 226956  
4 County of Fresno  
5 2220 Tulare Street, Fifth Floor  
6 Fresno, CA 93721  
7 Telephone: (559) 488-3479  
8 Facsimile: (559) 488-1900

9 Attorneys for Plaintiff  
10 COUNTY OF FRESNO

11 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

12 CENTRAL DIVISION

FILMED

NOV 30 2005

13 COUNTY OF FRESNO, a political  
14 subdivision of the State of California,

Case No. 05CECG02767 ROLL # 326

15 Plaintiff,

[Proposed]  
DEFAULT JUDGMENT  
[Code Civ. Proc. § 585]

16 vs.

17 WILLIAM JOSEPH CONLEY, STEVEN  
18 MARSHALL, and DOES 1 through 10,  
19 Inclusive,

20 Defendants.

21 On October 21, 2005, Plaintiff County of Fresno's ("Plaintiff") Request for Entry of  
22 Default was entered and filed. On November 2, 2005, Notice of Entry of Default was mailed to  
23 the Defendants William Conley ("Defendant Conley") and Steven Marshall ("Defendant  
24 Marshall") (collectively, "the Defendants"). Plaintiff requests Default Judgment based upon  
25 the supporting Declaration of Susan Conell (Planning and Resource Analyst, Fresno County  
26 Public Works & Planning ("PW&P")), with attached exhibits; the Declaration of Zachary  
27 Redmond; and the Court's files and records of this action.

28 It appearing that: (a) the record title owner of the property located at 3410 S. Chestnut,  
Fresno, CA 93725, which is also designated as and known by APN 331-152-27 (hereinafter,  
the "subject property") is deceased and that Defendant Conley is a successor in interest of the  
subject property, and that Defendant Marshall is the president of the "Fresno Deuces," a

1 motorcycle club with a pattern of engaging in nonconforming uses on the subject property; (b)  
2 the subject property is zoned R-1(nb) (Single Family Residential); (c) the Defendants have  
3 been regularly served with process; (d) the Defendants have failed to appear and answer  
4 Plaintiff's Complaint; and (e) the default of the Defendants having been duly entered, on  
5 application of Plaintiff to the Court, and considering the evidence,

6 IT IS ORDERED AND ADJUDGED that Plaintiff shall have judgment against  
7 the Defendants as follows:

8 1. That the following conditions on the subject property be declared in violation of  
9 County of Fresno Zoning Ordinance Code sections 826.1, 863, and 864, as applicable:

10 A. Operating and maintaining a motorcycle clubhouse where not allowed;

11 B. Operating and maintaining a nightclub where not allowed

12 2. That the occurrence of the above stated Zoning Code violations on the subject  
13 property is permanently enjoined;

14 3. That recordation of an abstract of judgment in this case constitutes a prior lien over  
15 any lien that may be held on the Subject Properties by any of the Defendants in this action, and  
16 that recordation of an abstract of judgment in this case shall constitute notice of the permanent  
17 injunction to all successors in interest of the subject property thereby enjoining the above stated  
18 Zoning Code violations;

19 4. Plaintiff is hereby awarded its costs of suit against the Defendants in the amount of  
20 \$306;

21 5. The Court shall maintain jurisdiction of this matter in order to enforce as necessary  
22 the permanent injunction of the above stated Zoning Ordinance Code violations;

23 6. Willful violation of any term or condition of this Default Judgment by Defendants or  
24 any other successor in interest of the subject property may be punishable as contempt.

25  
26 Dated: 11-22-05

27  
28   
Hon. DONALD S. BLACK  
Judge of the Superior Court

3





The foregoing instrument is a correct copy of the original on file in this office

ATTEST: DEC - 7 2005

TAMARA J. [Signature], County Clerk  
State of California, County of Fresno  
By [Signature], Deputy

4

WHEN RECORDED  
RETURN TO:  
STOP #8

FRESNO County Recorder

Robert C. Werner

DOC- 2007-0143652

Friday, JUL 27, 2007 10:33:44

Ttl Pd \$0.00

Nbr-0002565416

DJG/R6/1-1

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 28, 2002  
for the nonpayment of delinquent taxes in the amount of \$205.41  
for the fiscal year 2001 - 2002. Default number 01-02272

Notice is hereby given by the Auditor-Controller/Treasurer-Tax Collector of FRESNO County that five or more years or in the case of nuisance abatement three or more years have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. Parcels not sold at the scheduled tax sale may be re-offered for sale within a 90-day period. The real property subject to this notice is assessed to:

CONLEY GERALD F

and is situated in said county, State of California, described as follows: 331-152-27

(Assessor's Parcel Number)

APN 331-152-27 MORE PARTICULARLY DESCRIBED AS LOTS 1, 2 AND 3 IN BLOCK 27 OF THE TOWN OF MALAGA, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 OF PLATS, AT PAGE 47, FRESNO COUNTY RECORDS. EXCEPTING THEREFROM THAT PORTION DEEDED FOR ROAD PURPOSES.

STATE OF CALIFORNIA  
FRESNO COUNTY

EXECUTED ON

SS.

7-27-07

By

Vicki Crow  
Vicki Crow, C.P.A., Fresno County Tax Collector



On 7-27-07, before me, Cathy Lilly, Deputy County Clerk, personally appeared VICKI CROW, C.P.A., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity on whose behalf the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

VICTOR E. SALAZAR

County Clerk/Registrar of Voters

Deputy