

1 Hector Orellana  
2 4211 W. 1st St. #3  
3 Santa Ana, CA 92703  
4 Telephone: (657) 247-8092  
5 E-mail: hectorkamp@yahoo.com

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF ORANGE  
CENTRAL JUSTICE CENTER  
AUG 07 2023  
DAVID H. YAMASAKI, Clerk of the Court  
BY: \_\_\_\_\_ DEPUTY

6  
7 , In Proper Person

8  
9  
10 **SUPERIOR COURT OF CALIFORNIA**  
11 **COUNTY OF ORANGE**

12  
13 HECTOR ORELLANA, an individual,  
14 vs. Plaintiff(s),  
15  
16 Jessie Lopez, an individual  
17 Defendant(s).

Case No: 30-2022-01258717-CU-BC-CJC  
DECLARATION OF HECTOR ORELLANA  
IN SUPPORT FOR DEFAULT JUDGEMENT  
PURSUANT TO CCP § 585(d)

18  
19 I, Hector Orellana ("Plaintiff") declare that the following is true and correct, and if called as a  
20 witness, I could competently testify to the matters hereinafter set forth which are within my  
21 personal knowledge:

22 **DESCRIPTION OF CASE**

23 I, Hector Orellana, filed a civil complaint against defendant Jessie Lopez for continued  
24 nonstop, unacceptable harassment and neglect. I, Hector Orellana, leased one of my bedrooms  
25

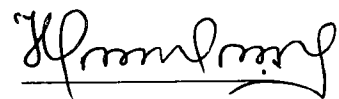
1 in my property located on 1702 E Fruit St. Santa Ana, CA 92701 to Myriam Rodriguez (Jessie  
2 Lopez's mother) back in January 2017. All was well until Myriam asked me to allow Jessie  
3 Lopez to stay for a few months. The harassment began right after I let Jessie Lopez know that i  
4 was putting the property up for sale. Jessie Lopez, purposefully and maliciously began to hide  
5 and throw away my US mail without my consent. Jessie Lopez referred Ruben Palacios to rent  
6 another room and planned to overstay after I notified them of the move-out day. The rest of the  
7 tenants (including Myriam Rodriguez) moved out on time since I offered them a month's worth  
8 of free rent. Not them. She created different plumbing issues. I was not able to close the sell of  
9 the property in February of 2022 because of Mrs. Lopez and Ruben Palacios overstayed and I  
10 had to pay for Unlawful Detainer services fees and unnecessary close of escrow extensions.

11  
12 **EVIDENCE SUPPORTING JUDGMENT**

13 I have close of escrow statements showing all the unnecessary fees I paid on Exhibit A as well  
14 as Unlawful Detainer service fee invoices and receipts. Wherefore I am respectfully  
15 requesting that the court award me the judgment in the principal sum of \$35,000.00

16  
17 I declare under penalty of perjury under the laws of the State of California that the foregoing is  
18 true and correct.

19  
20 Dated:



21 Hector Orellana  
22 Plaintiff, In Pro Per  
23  
24  
25

# EXHIBIT A



Plaintiff/Petitioner: HECTOR ORELLANA Defendant/Respondent: JESSIE LOPEZ	CASE NUMBER: 30-2022-01258717-CU-BC-CJC
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4. **Legal document assistant or unlawful detainer assistant (Bus. & Prof. Code, § 6400 et seq.).** A legal document assistant or unlawful detainer assistant  did  did not for compensation give advice or assistance with this form. If declarant has received any help or advice for pay from a legal document assistant or unlawful detainer assistant, state:

- a. Assistant's name:
- b. Street address, city, and zip code:
- c. Telephone no.:
- d. County of registration:
- e. Registration no.:
- f. Expires on (date):

5.  **Declaration under Code Civ. Proc., § 585.5 (for entry of default under Code Civ. Proc., § 585(a)).** This action

- a.  is  is not on a contract or installment sale for goods or services subject to Civ. Code, § 1801 et seq. (Unruh Act).
- b.  is  is not on a conditional sales contract subject to Civ. Code, § 2981 et seq. (Rees-Levering Motor Vehicle Sales and Finance Act).
- c.  is  is not on an obligation for goods, services, loans, or extensions of credit subject to Code Civ. Proc., § 395(b).

6. **Declaration of mailing (Code Civ. Proc., § 587).** A copy of this Request for Entry of Default was

- a.  not mailed to the following defendants, whose addresses are unknown to plaintiff or plaintiff's attorney (names):
- b.  mailed first-class, postage prepaid, in a sealed envelope addressed to each defendant's attorney of record or, if none, to each defendant's last known address as follows:

- (1) Mailed on (date): 06/20/2023
- (2) To (specify names and addresses shown on the envelopes):  
 Jessie Lopez  
 20 Civic Center Plaza  
 Santa Ana, Ca 92701

I declare under penalty of perjury under the laws of the State of California that the foregoing items 4, 5, and 6 are true and correct.  
Date: 06/20/2023

Hector Orellana  
(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

7. **Memorandum of costs (required if money judgment requested).** Costs and disbursements are as follows (Code Civ. Proc., § 1033.5):

- a. Clerk's filing fees ..... \$
- b. Process server's fees ..... \$
- c. Other (specify): ..... \$
- d. .... \$
- e. **TOTAL** ..... \$ \_\_\_\_\_
- f.  Costs and disbursements are waived.
- g. I am the attorney, agent, or party who claims these costs. To the best of my knowledge and belief this memorandum of costs is correct and these costs were necessarily incurred in this case.

I declare under penalty of perjury under the laws of the State of California that the foregoing item 7 is true and correct.  
Date: 06/20/2023

Hector Orellana  
(TYPE OR PRINT NAME)



*[Handwritten Signature]*  
(SIGNATURE OF DECLARANT)

Plaintiff/Petitioner: HECTOR ORELLANA Defendant/Respondent: JESSIE LOPEZ	CASE NUMBER: 30-2022-01258717-CU-BC-CJC
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8. **Declaration of nonmilitary status** (required for a judgment).

No defendant/respondent named in item 1c is in the military service of the United States as defined by either the Servicemembers Civil Relief Act (see 50 U.S.C. § 3911(2)) or California Military and Veterans Code sections 400 and 402(f).

I know that no defendant/respondent named in item 1c is in the U.S. military service because (check all that apply):

- a.  the search results that I received from <https://scra.dmdc.osd.mil/> say the defendant/respondent is not in the U.S. military service.
- b.  I am in regular communication with the defendant/respondent and know that they are not in the U.S. military service.
- c.  I recently contacted the defendant/respondent, and they told me that they are not in the U.S. military service.
- d.  I know that the defendant/respondent was discharged from U.S. military service on or about (date):
- e.  the defendant/respondent is not eligible to serve in the U.S. military because they are:
  - incarcerated  a business entity
- f.  other (specify):

**Note**

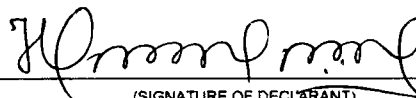
- U.S. military status can be checked online at <https://scra.dmdc.osd.mil/>.
- If the defendant/respondent is in the military service, or their military status is unknown, the defendant/respondent is entitled to certain rights and protections under federal and state law before a default judgment can be entered.
- For more information, see <https://selfhelp.courts.ca.gov/military-defaults>.

I declare under penalty of perjury under the laws of the State of California that the foregoing item 8 is true and correct.

Date: 06/20/2023

Hector Orellana

(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): <b>HECTOR ORELLANA</b> 4211 W. 1ST Spc 3 Santa Ana CA 92703  TELEPHONE NO.: (714) 605-7868                      FAX NO. (Optional): E-MAIL ADDRESS (Optional): hectokemp@yahoo.com ATTORNEY FOR (Name): Pro Per	<b>FOR COURT USE ONLY</b>									
<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE</b> STREET ADDRESS: 700 W Civic Center Dr MAILING ADDRESS: 700 W Civic Center Dr CITY AND ZIP CODE: Santa Ana, CA 92701 BRANCH NAME: Central Justice Center										
PLAINTIFF: HECTOR ORELLANA DEFENDANT: JESSIE LOPEZ										
<table style="width:100%; border: none;"> <tr> <td colspan="3" style="text-align: center;"><b>JUDGMENT</b></td> </tr> <tr> <td><input type="checkbox"/> By Clerk</td> <td><input checked="" type="checkbox"/> By Default</td> <td><input type="checkbox"/> After Court Trial</td> </tr> <tr> <td><input checked="" type="checkbox"/> By Court</td> <td><input type="checkbox"/> On Stipulation</td> <td><input type="checkbox"/> Defendant Did Not Appear at Trial</td> </tr> </table>	<b>JUDGMENT</b>			<input type="checkbox"/> By Clerk	<input checked="" type="checkbox"/> By Default	<input type="checkbox"/> After Court Trial	<input checked="" type="checkbox"/> By Court	<input type="checkbox"/> On Stipulation	<input type="checkbox"/> Defendant Did Not Appear at Trial	CASE NUMBER: 30-2022-01258717-CU-BC-CJC
<b>JUDGMENT</b>										
<input type="checkbox"/> By Clerk	<input checked="" type="checkbox"/> By Default	<input type="checkbox"/> After Court Trial								
<input checked="" type="checkbox"/> By Court	<input type="checkbox"/> On Stipulation	<input type="checkbox"/> Defendant Did Not Appear at Trial								

**JUDGMENT**

1.  **BY DEFAULT**

- a. Defendant was properly served with a copy of the summons and complaint.
- b. Defendant failed to answer the complaint or appear and defend the action within the time allowed by law.
- c. Defendant's default was entered by the clerk upon plaintiff's application.
- d.  **Clerk's Judgment** (Code Civ. Proc., § 585(a)). Defendant was sued only on a contract or judgment of a court of this state for the recovery of money.
- e.  **Court Judgment** (Code Civ. Proc., § 585(b)). The court considered
  - (1)  plaintiff's testimony and other evidence.
  - (2)  plaintiff's written declaration (Code Civ. Proc., § 585(d)).

2.  **ON STIPULATION**

- a. Plaintiff and defendant agreed (stipulated) that a judgment be entered in this case. The court approved the stipulated judgment and
- b.  the signed written stipulation was filed in the case.
- c.  the stipulation was stated in open court                       the stipulation was stated on the record.

3.  **AFTER COURT TRIAL.** The jury was waived. The court considered the evidence.

- a. The case was tried on (date and time):  
before (name of judicial officer):
- b. Appearances by:
 

<input type="checkbox"/> Plaintiff (name each):	<input type="checkbox"/> Plaintiff's attorney (name each):
(1)	(1)
(2)	(2)
<input type="checkbox"/> Continued on Attachment 3b.	
<input type="checkbox"/> Defendant (name each):	<input type="checkbox"/> Defendant's attorney (name each):
(1)	(1)
(2)	(2)
<input type="checkbox"/> Continued on Attachment 3b.	
- c.  Defendant did not appear at trial. Defendant was properly served with notice of trial.
- d.  A statement of decision (Code Civ. Proc., § 632)     was not     was    requested.

PLAINTIFF: HECTOR ORELLANA DEFENDANT: JESSIE LOPEZ	CASE NUMBER: 30-2022-01258717-CU-BC-CJC
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JUDGMENT IS ENTERED AS FOLLOWS BY:  THE COURT  THE CLERK

4.  Stipulated Judgment. Judgment is entered according to the stipulation of the parties.

5. Parties. Judgment is

a.  for plaintiff (name each):

c.  for cross-complainant (name each):

and against defendant (names):

and against cross-defendant (name each):

Continued on Attachment 5a.

Continued on Attachment 5c.

b.  for defendant (name each):

d.  for cross-defendant (name each):

6. Amount.

a.  Defendant named in item 5a above must pay plaintiff on the complaint:

c.  Cross-defendant named in item 5c above must pay cross-complainant on the cross-complaint:

(1) <input checked="" type="checkbox"/> Damages	\$	35,000.00
(2) <input type="checkbox"/> Prejudgment interest at the annual rate of _____ %	\$	
(3) <input type="checkbox"/> Attorney fees	\$	
(4) <input type="checkbox"/> Costs	\$	
(5) <input type="checkbox"/> Other (specify):	\$	
<b>(6) TOTAL</b>	<b>\$</b>	<b>35,000.00</b>

(1) <input type="checkbox"/> Damages	\$	
(2) <input type="checkbox"/> Prejudgment interest at the annual rate of _____ %	\$	
(3) <input type="checkbox"/> Attorney fees	\$	
(4) <input type="checkbox"/> Costs	\$	
(5) <input type="checkbox"/> Other (specify):	\$	
<b>(6) TOTAL</b>	<b>\$</b>	

b.  Plaintiff to receive nothing from defendant named in item 5b.

d.  Cross-complainant to receive nothing from cross-defendant named in item 5d.

Defendant named in item 5b to recover costs \$ \_\_\_\_\_ and attorney fees \$ \_\_\_\_\_

Cross-defendant named in item 5d to recover costs \$ \_\_\_\_\_ and attorney fees \$ \_\_\_\_\_

7.  Other (specify):

Date:

\_\_\_\_\_  
JUDICIAL OFFICER

Date:

Clerk, by \_\_\_\_\_, Deputy

(SEAL)

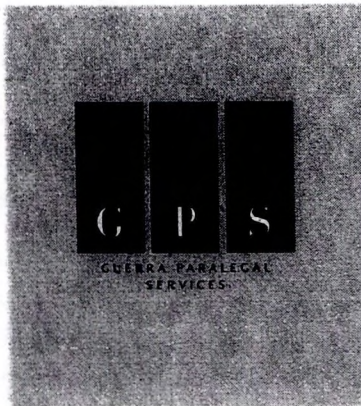
**CLERK'S CERTIFICATE (Optional)**

I certify that this is a true copy of the original judgment on file in the court.

Date:

Clerk, by \_\_\_\_\_, Deputy





## SERVICE AGREEMENT

This paralegal service agreement ("Agreement") is made as of 04/1/2022 ("Effective Date") between Guerra Paralegal Service located at 17411 Irvine Blvd Suite I Tustin, CA 92780 (" Guerra Paralegal Service") and

Name: Hector Orellana

Address: 4211 W. 1<sup>ST</sup> St #3 Santa Ana, Ca 92703  
"The Client") (jointly referred to as "The Parties").

On 4/14/22, the Client hereby agrees to hire Guerra Paralegal Service for all legal document preparation services (which may include copying, scanning, researching, letter drafting, internet researching, customer service, client follow up, data entry, forms drafting, legal researching, interviewing, completion of court documents, court submissions) The Client, in consideration of the service provided, accepts the terms and conditions set forth in this service agreement.

**1. Termination of Agreement:** Either party may terminate this agreement upon 24 hours (1 day) by written notice of termination to the other party, at which time the Agreement shall terminate immediately. Any payments or deposits made to Guerra Paralegal Service prior to the agreement cancellation are not refundable if we have started the work, you will get a credit to be used for any other future services provided by our office. The parties shall mutually agree to any renewal term in writing if necessary.

**Compensation.** In consideration for such legal document preparation services, the Client agrees to pay Guerra Paralegal Service the amount of \$2500 which is due at the time the Client signs this agreement unless a payment agreement has been agreed below.

**3. Payment Plan.** If necessary, the Client agrees to make biweekly payments for the agreement in the following manner:

Initials HO/

First Payment:	<u>4/01/22</u>	\$ <u>650</u> - Paid <u>my</u>
2nd Payment:	<u>4/14/22</u>	\$ <u>350</u> Paid
	<u>4/15/22</u>	\$ <u>500</u> Paid
	<u>5/15/22</u>	\$ <u>500</u> # <u>400.00</u>
	<u>6/01/22</u>	\$ <u>500</u> # <u>200.00</u>

Page 1 of 3

17411 Irvine Blvd Ste I Tustin, CA 92780

Main 714.949-4175 Email GuerraParalegals@gmail.com Web www.GuerraParalegals.com

\$ 200. Paid



## SERVICE AGREEMENT

This paralegal service agreement ("Agreement") is made as of 03/25/22 ("Effective Date") between Guerra Paralegal Service located at 17411 Irvine Blvd Suite I Tustin, CA 92780 (" Guerra Paralegal Service") and

Name: Hector Orellano

Address: 1702 E. Fruit St Santa Ana, Ca 92701  
"The Client") (jointly referred to as "The Parties").

On March 25, 22, the Client hereby agrees to hire Guerra Paralegal Service for any legal document preparation services (which may include copying, scanning, researching, letter drafting, internet researching, customer service, client follow up, data entry, forms drafting, legal researching, interviewing, completion of court documents, court submissions) The Client, in consideration of the service provided, accepts the terms and conditions set forth in this service agreement.

**1. Termination of Agreement:** Either party may terminate this agreement upon 24 hours (1 day) by written notice of termination to the other party, at which time the Agreement shall terminate immediately. Any payments or deposits made to Guerra Paralegal Service prior to the agreement cancellation are not refundable. If we started the project, you will get a credit to be used for any other future services provided by our office. The parties shall mutually agree to any renewal term in writing if necessary.

**2. Compensation.** In consideration for such legal document preparation services, the Client agrees to pay Guerra Paralegal Service \$ 1500 (00) the amount is due at the time the Client signs the agreement. 2500 - (Legal Complaint) or 100% of money claimed.

**3. Payment Plan.** If necessary the Client agrees to pay for the agreement in the following manner:

First Payment: 3/25/22 \$ 300 - Cash  
2nd Payment: 4/07/22 \$ 500-  
3rd Payment: 4/21/22 \$ 500-

Initials HO/

↳ 2 weeks until paid off.

Page 1 of 3



**4. Entire Agreement.** This Agreement constitutes the entire agreement of the parties and replaces all prior agreements, understandings and negotiation, whether written or oral, between the parties. This Agreement may not be changed orally but only in writing signed by both parties including all amendments.

**5. Nonperformance.** Should Guerra Paralegal Services, for any reason, become physically or mentally incapacitated from the performance of his duties per this Agreement, this Agreement shall be considered null and void and shall terminate immediately.

**6. Remedies.** The parties recognize that a breach of any restrictive covenants in this contract may cause irreparable harm and that actual damages may be difficult to ascertain and in any event may be inadequate. Accordingly, the parties agree that in the event of such breach, the parties may seek to enforce their remedies through binding arbitration or any court of competent jurisdiction.

**7. Attorney Fees and Litigation Costs.** If any legal action or other proceeding is brought for the enforcement of this agreement, the prevailing party shall be entitled to recover reasonable attorney fees and other costs incurred in that action of proceeding, in addition to any other relief to which that party would be entitled.

**8. Notices.** All notices shall be in writing and may be delivered personally or by mail, postage prepaid. Any notice sent by mail, will be deemed received three days after it is mailed.

**9. Jurisdiction and Venue.** This agreement is to be interpreted and enforcement of this agreement shall be governed by the laws of the state of California. Any action or proceeding brought by any party concerning a dispute arising hereunder shall be brought to the small claims court.

**10. Severability of Clauses.** Each section of this Agreement shall independently and severely, and the invalidity of any one section or portion shall not affect the validity of any other provision. In the event any provision shall be construed to be invalid, no other provision of this Agreement shall be affected.

**11. Waiver.** No provision of this Agreement will be modified, waived or discharged unless the modification, waiver or discharge is agreed to in writing and signed by Guerra Paralegal Services and the Client.

Initials AO / \_\_\_\_\_

Page 2 of 3

17411 Irvine Blvd Ste I Tustin, CA 92780

Main 714.949-4175 Email GuerraParalegals@gmail.com Web www.GuerraParalegals.com



**DISCLAIMER:** This organization is a Legal Document Preparation agency that assists individuals with all of their document preparation needs, self-help services at your specific direction. We are not a law firm or a substitute for an attorney or law firm. We cannot provide any kind of advice, explanation, opinion, or recommendation about possible legal rights, remedies, defenses, options, selection of forms or strategies. This company can not exercise any discretion in describing the scope of services provided by any attorney or law firm or the fee charged for those legal services. Any questions or clarifications which require discretion or an opinion should be directed to an attorney.

**NOTICE:** Nothing in this contract shall create an attorney-client relationship. Nothing sent to this office via e-mail shall constitute an attorney-client relationship. Nothing contained in this contract shall be construed to be a guarantee or prediction of result. Future e-mails and any attachments thereto may contain information which is privileged and confidential, and is intended for the sole use of the recipient(s) named above. Any use of the information contained herein (including, but not limited to, total or partial reproduction, communication or distribution in any form) by persons other than the designated recipient(s) is strictly prohibited. If you have received this e-mail in error, please notify the sender either by telephone or by e-mail and delete the material from any computer. Thank you for your cooperation.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the respective dates set forth below.

**Client:**

Date: 3 / 25 / 22

Name: Hector Ovella

Signature: [Handwritten Signature]

**Guerra Paralegals:**

Date: 3 / 25 / 2022

Name: Miguel Guerra

Signature: [Handwritten Signature]

Initials HO

Page    of 3

#14

**C&W**  
**CUMMINS & WHITE, LLP**  
L A W Y E R S

2424 S.E. Bristol Street, Suite 300  
Newport Beach, CA 92660-0764  
TEL 949-852-1800  
FAX 949-852-8510  
cw@cwlawyers.com

February 1, 2022

**VIA E-MAIL**  
betsy@rmbescrow.com

Betsy Arciga  
Angelica Ibarra  
RMB Escrow  
1913 E. 17th Street, Suite 115  
Santa Ana, CA 92705

**Downs Energy vs Hector Orellana**  
**Superior Court of California, County of Riverside Case No. RIS195391**  
**Your Escrow No. 29815-A1**  
**Our File No. : T410.0**

Dear Ms. Arciga and Ms. Ibarra:

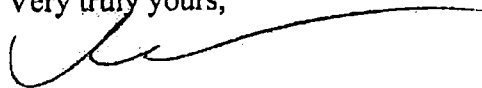
We are responding to your correspondence dated January 25, 2022, as attorneys for judgment creditor Downs Energy, regarding the abstract of judgment recorded on July 27, 2011.

Pursuant to your request, the current amount of the abstract is \$7,919.71. This includes interest through the date of the abstract through today in the amount of \$4,068.47. Payment should be made to Downs Energy c/o Cummins & White, LLP.

We will send acknowledgment of satisfaction of judgment for release of the lien under separate cover. This correspondence will confirm your representation that the acknowledgement/release will not be recorded until payment is issued.

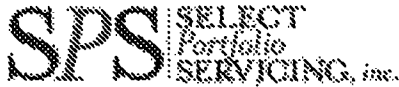
Please feel free to contact this office if you require further information.

Very truly yours,



Noura K. Rizzuto

aad:nr  
Enclosures  
[T410.0]2275070.DOCX;1]



Sign up for paperless delivery at [www.sps servicing.com](http://www.sps servicing.com)



**PAYOFF STATEMENT**

Date: February 24, 2022  
Requested By:

Account Number: 0028406114  
Payment Due Date: March 01, 2022

**This Statement expires on:  
March 11, 2022**

(714) 835-4746  
CUSTOMER

Customer Name/Property Address:

HECTOR ORELLANA

1702 E FRUIT ST  
SANTA ANA, CA 92701

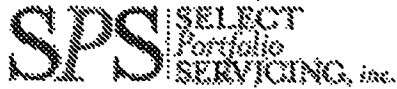
**THE FOLLOWING AMOUNTS ARE SUBJECT TO FINAL VERIFICATION  
BASED ON THE RECEIPT OF FUNDS**

<b>ITEMIZATION</b>		
Unpaid Principal Balance	\$	301,653.89
Interest Calculated to March 11, 2022	\$	1,285.62
<b>Total Amounts Due Under your Note and Mortgage</b>	<b>\$</b>	<b>302,939.51</b>
Per Diem Daily Interest		\$ 31.74
<b>TOTAL AMOUNT DUE</b>	<b>\$</b>	<b>302,939.51</b>

**ESTIMATED ESCROW DISBURSEMENTS**

County/City/Sanitation Tax Next Due 03/2022 \$ 4,171.95

The above escrow disbursements are scheduled to occur during the period covered by this Payoff Quote. These amounts are not included in the above Total Amount Due as they have not been made as of the date of this statement. If SPS disburses these funds, you are responsible to reimburse SPS for these disbursements, either through available escrow account funds or an additional amount due. The disbursement of these funds may impact the required payoff amount. Please contact SPS if you have any questions or for an updated Payoff Quote if the payoff will occur after the disbursement dates.



Sign up for paperless delivery at [www.sps servicing.com](http://www.sps servicing.com)



**PAYOFF STATEMENT**

Date: April 04, 2022  
Requested By:

Account Number: 0028406114  
Payment Due Date: April 01, 2022

**This Statement expires on:**  
**April 19, 2022**

(714) 835-4746  
CUSTOMER

Customer Name/Property Address:  
HECTOR ORELLANA

1702 E FRUIT ST  
SANTA ANA, CA 92701

**THE FOLLOWING AMOUNTS ARE SUBJECT TO FINAL VERIFICATION  
BASED ON THE RECEIPT OF FUNDS**

<b>ITEMIZATION</b>		
Unpaid Principal Balance	\$	300,801.43
Interest Calculated to April 19, 2022	\$	1,535.16
Escrow/Impound Advance Balance	\$	2,215.43
<b>Total Amounts Due Under your Note and Mortgage</b>	<b>\$</b>	<b>304,552.02</b>
Per Diem Daily Interest		\$ 31.65
<b>TOTAL AMOUNT DUE</b>	<b>\$</b>	<b>304,552.02</b>

Specialized Loan Servicing LLC  
6200 S Quebec St  
Greenwood Village, CO 80111



Part of the Computershare Group



HECTOR M ORELLANA  
1702 EAST FRUIT STREET  
SANTA ANA CA 92701

Loan Number:	1002292846
Issue Date:	02/25/22
<b>Payoff Good Through:</b>	<b>03/24/22</b>
Interest Rate:	12.00000%
Orig. Ln Date:	05/02/06
Orig. Ln Amt:	\$74,000.00

### VA/Conventional Loan Payoff Statement

**Requested By:**

HECTOR M ORELLANA  
92701  
SANTA ANA, CA 92701  
Fax: (714) 835-4746

**Mortgage Servicer:**

Specialized Loan Servicing LLC  
6200 S Quebec St  
Greenwood Village, CO 80111

#### Loan Information

MORTGAGOR:	HECTOR M ORELLANA
COLLATERAL:	1702 EAST FRUIT STREET SANTA ANA, CA 92701
NEXT PAYMENT DUE DATE:	10/01/06

THIS STATEMENT REFLECTS THE TOTAL AMOUNT DUE UNDER THE TERMS OF THE NOTE/SECURITY INSTRUMENT THROUGH THE CLOSING DATE WHICH IS 03/24/22 or the date the loan is transferred to a new servicer. If this obligation is not paid in full by this date, then you should request an updated payoff amount before closing.

**Total Amount Due:                   \$212,243.81**



# 9

Specialized Loan Servicing LLC  
6200 S Quebec St  
Greenwood Village, CO 80111

Specialized Loan  
**Servicing**

Part of the Computershare Group



HECTOR M ORELLANA  
1702 EAST FRUIT STREET  
SANTA ANA, CA 92701

Loan Number:	1002292846
Issue Date:	04/05/22
<b>Payoff Good Through:</b>	<b>05/05/22</b>
Interest Rate:	12.00000%
Orig. Ln Date:	05/02/06
Orig. Ln Amt:	\$74,000.00

### VA/Conventional Loan Payoff Statement

**Requested By:**  
HECTOR M ORELLANA  
92701  
SANTA ANA, CA 92701  
Fax: (714) 835-4746

**Mortgage Servicer:**  
Specialized Loan Servicing LLC  
6200 S Quebec St  
Greenwood Village, CO 80111

#### Loan Information

MORTGAGOR:	HECTOR M ORELLANA
COLLATERAL:	1702 EAST FRUIT STREET
	SANTA ANA, CA 92701
NEXT PAYMENT DUE DATE:	10/01/06

THIS STATEMENT REFLECTS THE TOTAL AMOUNT DUE UNDER THE TERMS OF THE NOTE/SECURITY INSTRUMENT THROUGH THE CLOSING DATE WHICH IS 05/05/22 or the date the loan is transferred to a new servicer. If this obligation is not paid in full by this date, then you should request an updated payoff amount before closing.

**Total Amount Due:                   \$213,237.76**

Customer Service: (800) 258-8602  
Monday - Thursday 8:00AM - 11:00PM ET  
Friday 8:00AM - 9:00PM ET  
Saturday 8:00AM - 2:00PM ET

For other important information, see reverse side

+ 2046809 000013875 1300 P2



Hector Orellana  
1702 E Fruit St  
Santa Ana, CA 92701-4474

13875



Account Number	0028406114
Property Address	1702 E FRUIT ST SANTA ANA CA 92701
Account Due Date	03/01/2022
Payment Due Date	03/01/2022
<b>Payment Amount</b>	<b>\$2,610.37</b>

Explanation of Payment Amount	
Principal	\$852.46
Interest	\$968.21
Escrow (Taxes and Insurance)	\$789.70
<b>Regular Monthly Payment</b>	<b>\$2,610.37</b>
Unpaid Late Charges	\$0.00
Other Charges and Fees	\$0.00
Charges / Fees this Period	\$0.00
Past Unpaid Amount(s)	\$0.00
Unapplied Payment(s)	\$0.00
<b>Total Payment Amount</b>	<b>\$2,610.37</b>

Account Information	
Interest Bearing Principal	\$299,833.22
Deferred Principal	\$1,820.67
Outstanding Principal <sup>1</sup>	\$301,653.89
Interest Rate (Fixed)	3.875%
Prepayment Penalty	No

**Bankruptcy Message**

Our records show that either you are a debtor in bankruptcy or you discharged personal liability for your mortgage loan in bankruptcy.

We are sending this statement to you for informational and compliance purposes only. It is not an attempt to collect a debt against you.

**Transaction Activity (01/12/2022 to 02/11/2022)**

Date	Description	Prin Bal	Interest	Total
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**Past Payments Breakdown**

	Paid Last Month	Paid Year To Date
Principal	\$0.00	\$849.71
Interest	\$0.00	\$970.96
Escrow (Taxes and Insurance)	\$0.00	\$789.70
Fees and Other Charges	\$0.00	\$0.00
Partial Payment (Unapplied)	\$0.00	
<b>Total</b>	<b>\$0.00</b>	<b>\$2,610.37</b>
Total Unapplied Balance	\$0.00	

**Important Messages**

All communication sent to you by SPS is always available on our website: www.spservicing.com. For faster access to written communication and documents, please log in to your customer account on our website to view.

<sup>1</sup> This amount is not a payoff quote. If you would like a payoff quote, please see instructions on reverse side.

Any transactions that occurred after the statement date noted above will be reflected on your next statement.

Please detach bottom portion and return with your payment. Allow 7 - 10 days for postal delivery. Please do not send cash.

**Payment Amount**

Borrower Name(s)	Hector Orellana 1702 E Fruit St
Account Number	0028406114
<b>Payment Date 03/01/2022:</b>	<b>\$2,610.37</b>

SELECT PORTFOLIO SERVICING, INC.  
PO BOX 65450  
SALT LAKE CITY UT 84165-0450



Change of address or telephone? If so, check here and note changes on back.

**Make checks payable to: Select Portfolio Servicing**

Monthly Payment	\$ .
Additional Principal	\$ .
Additional Escrow	\$ .
Late Fees	\$ .
Other (Please Specify)	\$ .
<b>Total Amount Enclosed</b>	<b>\$ .</b>

**IMPORTANT INFORMATION**

**Important Mailing Addresses (Please include your account number on all correspondence)**

<b>Regular Payments</b> Select Portfolio Servicing, Inc. Attn: Remittance Processing P.O. Box 65450 Salt Lake City, UT 84165	<b>Overnight/Express Payments</b> Select Portfolio Servicing, Inc. Attn: Cashiering Dept. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119	<b>Notice of Error or Information Request or Qualified Written Request</b> Select Portfolio Servicing, Inc. P.O. Box 65277 Salt Lake City, UT 84165 Fax: (801) 270-7856	<b>General Correspondence</b> Select Portfolio Servicing, Inc. P.O. Box 65250 Salt Lake City, UT 84165	<b>Check by Phone</b> (800) 258-8602 Option 1	<b>Bankruptcy Correspondence &amp; Notices must be sent to:</b> Select Portfolio Servicing, Inc. Attn: Bankruptcy Dept. P.O. Box 65250 Salt Lake City, UT 84165
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**PAYMENT INSTRUCTIONS** Paying your mortgage on time is an important obligation, so please pay on or before the payment due date. Payments are not considered paid until received and posted to your account. Please include the late charge in any payment made after the late payment due date noted on your statement. Postal delays do not result in a waiver of late charges, so please allow adequate time for mail service. If you don't pay on or before 3 p.m. MT on the payment due date, your loan will be considered delinquent. (NOTE: If you are currently sending all or part of your payment to the bankruptcy trustee, please disregard the Select Portfolio Servicing, Inc. payment address for that portion you are sending to the trustee.) We do not accept payments in cash.

**APPLICATION OF PAYMENTS** If you are current in making your payments, we will apply payments according to your Note. If you are delinquent, we apply payments to the oldest outstanding payments that are due under your Note.

**LOAN REPRESENTATIVES** If you would like to speak to someone about making a payment or payment arrangements, please call one of our loan representatives at (800) 258-8602 (Monday - Thursday, 8 a.m. - 11 p.m. ET; Friday, 8 a.m. - 9 p.m., ET; Saturday, 8 a.m. - 2 p.m. ET).

**AUTOMATED CONVERSION OF YOUR CHECKS TO ACH DEBIT ENTRIES AND RETURNED CHECKS OR DEBITS** When you provide us a check, you authorize us to use the information from your check to make a one time Electronic Funds Transfer from your bank account. When we use your check to make an Electronic Funds Transfer, funds may be withdrawn from your account quickly, as soon as the day we receive your check. You will not receive your check back from your financial institution. If there are insufficient funds in your account we will reverse the amount of any such returned payment that we had credited to your mortgage. You authorize us to charge you a fee of up to twenty-five dollars (\$25.00) as allowable by state law.

**CREDIT REPORTING** SPS furnishes information to consumer reporting agencies. You are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your Note and Mortgage. If you believe such information is inaccurate, you may call Customer Service at (800) 258-8602, submit a written Notice of Error to the P.O. Box listed above, or submit a dispute with the consumer reporting agency.

**NOTICE OF ERROR OR INFORMATION REQUEST OR QUALIFIED WRITTEN REQUEST** If you believe there has been an error with the account or you require additional information, you may send a written Notice of Error or Information Request. All Notices of Error or Information Requests must be sent to the address listed above in the important mailing addresses section, as this is our exclusive address under Federal Law for these matters. If you send your correspondence to any other address, it may not be processed in accordance with Federal Law.

**HOUSING COUNSELOR INFORMATION** If you would like counseling or assistance, you can contact the following: U.S. Department of Housing and Urban Development (HUD): For a list of homeownership counselors or counseling organizations in your area, go to <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm> or call 800-569-4287.

**SPECIAL REQUEST AND ADDITIONAL FEES**

Check by Phone or Website (EZPay)	Up to \$15.00
Returned Check Fee	Up to \$25.00
Express Mail Fee	Actual Charge Incurred

*This fee schedule does not contain all fees that may be charged for services rendered. The actual fee charged to a particular customer may be different based upon certain requirements under state law, agency guidelines (e.g., FHA, VA) or other relevant criteria.*

**LOAN PAYOFFS** Payoff information may be requested verbally by calling the Customer Service toll free number printed on this statement, by faxing your requests to (801) 269-4269 or by mailing your request to: P.O. Box 65250, Salt Lake City, UT 84165-0250. If you do not receive your payoff quote within 5 business days of placing your request, please call our Customer Service Department.

**HOME OWNER INSURANCE** You are required to maintain Homeowners Insurance (and if required, Flood Insurance), at all times during the term of your Mortgage and provide or ask your insurance agent each year to provide us copies of all renewal policies and invoices to the address shown below at least (30) days before the date your existing policy expires. It is important for you to remember that if we do not receive a copy of your renewal or replacement policy, SPS may obtain coverage to protect its interest in the property. The coverage provided for this insurance may be different and more expensive than your expired coverage. We will only do this after we have notified you of your failure to maintain coverage. It is possible we may obtain certain benefits from this insurance placement coverage.

**All insurance information (including your account number) should be mailed or faxed to:**  
Insurance Service Center: PO Box 7277, Springfield, OH 45501 Fax (866) 801-8177.

**REAL ESTATE TAX** If you have established an escrow account with us for taxes, you should keep copies of any tax bills you receive for your personal records. We have engaged a Tax Service to receive your tax bills, and we will pay taxes out of your escrow account to the extent there are sufficient balances in your escrow account. If you receive any special assessment bills, you should send them to our Tax Service Center address shown below. Special bills include:

- An area defined as a "Homeowner Area" where your local tax office will not send us the tax bill
- Any special assessments on your property in addition to your regular Real-Estate tax bills
- Any adjustments to your tax bills

**Tax Service Center:** PO Box 3541, Covina, CA 91722

**SPS CONSUMER OMBUDSMAN SERVICES** If you have an unresolved issue with SPS, and you have exhausted other customer service options, please contact our Consumer Ombudsman Department at (866) 662-0035 or through other methods found on [www.spservicing.com](http://www.spservicing.com).

<b>COMMON ABBREVIATIONS</b>	
INT	Interest
FC or F/C	Foreclosure
BK	Bankruptcy
BPO	Broker Price Opinion
MISC DISB	Disbursement from escrow account for other than escrow item (E.g.: Analysis Refund, Payoff Refund)

*This common abbreviations table does not contain all abbreviations that may appear in the "Activity this Period" section. For more information please refer to the Fee Schedule and Description document located at [www.spservicing.com](http://www.spservicing.com).*

**HAS YOUR ADDRESS CHANGED? IF SO, PLEASE COMPLETE THIS FORM**

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Business Phone \_\_\_\_\_

**All Borrower's Signature Required For Address Change**

\_\_\_\_\_  
Borrower's Signature

\_\_\_\_\_  
Co-Borrower's Signature

LOAN # 5303732647

RESIDENTIAL LEASE AGREEMENT

THIS LEASE DATE WAS THE FIRST DAY OF JANUARY 2017 BETWEEN: THE LENDER HECTOR MANUEL ORELLANA AND THE TENANT HECTOR DIAZ IN CONSIDERATION OF THE LANDLORD LEASING CERTAIN PERMISES TO THE TENANT AND OTHER VALUABLE CONSIDERATION THE PARTIES AGREE AS FOLLOWS:

THE RENT OF THE ROOM IS \$500.00 PER MONTH THE TENANT WILL PAY THE RENT ON OR BEFORE THE 5 OF EACH ANDEVERY MONTH OF THE TERM OF THIS LEASE.

THE LANDLORD AGREES TO RENT THE TENANT ONE ROOM OF THE HOUSE ADREES 1702 E. FRUIT ST. SANTA ANA CA 92701.

TERM: THE LEASE COMMENCES JANUARY FIRST 2017 AND ENDS WHEN THE TENANT WANTS WITH 30 DAYS OF NOTICE TO THE LANDLORD OF THE CONTINUOS YEARS.

IN WITNESS OF HECTOR M. ORELLANA AND RIGOBERTO MONROY HAVE DULY AFFIXED THEIR SIGNATURES

  
HECTOR MANUEL ORELLANA

LANDLORD

  
HECTOR DIAZ

714-287-8850

LOAN # 2303732641

RESIDENTIAL LEASE AGREEMENT

THIS LEASE DATE WAS THE FIRST DAY OF JANUARY 2017 BETWEEN: THE LENDER HECTOR MANUEL ORELLANA AND THE TENANT MIRIAM RODRIGUEZ IN CONSIDERATION OF THE LANDLORD LEASING CERTAIN PREMISES TO THE TENANT AND OTHER VALUABLE CONSIDERATION THE PARTIES AGREE AS FOLLOWS:

THE RENT OF THE ROOM IS \$500.00 PER MONTH THE TENANT WILL PAY THE RENT ON OR BEFORE THE 5 OF EACH AND EVERY MONTH OF THE TERM OF THIS LEASE.

THE LANDLORD AGREES TO RENT THE TENANT ONE ROOM OF THE HOUSE ADDRESSES 1702 E. FRUIT ST. SANTA ANA CA 92701.

TERM: THE LEASE COMMENCES JANUARY FIRST 2017 AND ENDS WHEN THE TENANT WANTS WITH 30 DAYS OF NOTICE TO THE LANDLORD OF THE CONTINUOUS YEARS.

IN WITNESS OF HECTOR M. ORELLANA AND RIGOBERTO MONROY HAVE DULY AFFIXED THEIR SIGNATURES

  
HECTOR MANUEL ORELLANA

LANDLORD

MIRIAM RODRIGUEZ

714-574-8018



LOAN # 5303732647

RESIDENTIAL LEASE AGREEMENT

THIS LEASE DATE WAS THE FIRST DAY OF JANUARY, 2017 BETWEEN: THE LENDER HECTOR MANUEL ORELLANA AND THE TENANT JOSE MARIN IN COSIDERATION OF THE LANDLORD LEASING CERTAIN PERMISES TO THE TENANT AND OTHER VALUABLE CONSIDERATION THE PARTIES AGRE AS FOLLOWS:

THE RENT OF THE ROOM IS \$500.00 PER MONTH THE TENANT WILL PAY THE RENT ON OR BEFORE THE 5 OF EACH AND EVERY MONTH OF THE TERM OF THIS LEASE.

THE LANDLORD AGREES TO RENT THE TENEANT ONE ROOM OF THE HOUSE ADDRRES 1702 E. FRUIT ST. SANTA ANA CA 92701.

TERM: THE LEASE COMMENCES JANUARY FIRST, 2017 AND ENDS WHEN THE TENANT WANTS WITH 30 DAYS OF NOTICE OF THE CONTINUOS YEAR

IN WITNESS WHERE OF HECTOR M. ORELLANA AND JOSE MARIN HAVE DULY AFFIXED THEIR

SIGNATURES

  
HECTOR MANUEL ORELLANA

JOSE MARI



LANDLOARD

231-5982054

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LOAN # 5303732647

RESIDENTIAL LEASE AGREEMENT

THIS LEASE DATE WAS THE FIRST DAY OF JANUARY 2017 BETWEEN: THE LENDER HECTOR MANUEL ORELLANA AND THE TENANT RIGOBERTO MONROY IN CONSIDERATION OF THE LANDLORD LEASING CERTAIN PREMISES TO THE TENANT AND OTHER VALUABLE CONSIDERATION THE PARTIES AGREE AS FOLLOWS:

THE RENT OF THE ROOM IS \$500.00 PER MONTH THE TENANT WILL PAY THE RENT ON OR BEFORE THE 5 OF EACH AND EVERY MONTH OF THE TERM OF THIS LEASE.

THE LANDLORD AGREES TO RENT THE TENANT ONE ROOM OF THE HOUSE ADREES 1702 E. FRUIT ST. SANTA ANA CA 92701.

TERM: THE LEASE COMMENCES JANUARY FIRST 2017 AND ENDS WHEN THE TENANT WANTS WITH 30 DAYS OF NOTICE TO THE LANDLORD OF THE CONTINUOUS YEARS.

IN WITNESS OF HECTOR M. ORELLANA AND RIGOBERTO MONROY HAVE DULY AFFIXED THEIR SIGNATURES

  
HECTOR MANUEL ORELLANA

LANDLORD

  
RIGOBERTO MONROY

TENANT 714-583-3138

### California Three-Day Notice to Pay Rent or Quit

To: Ruben Palacios  
(Name)

Tenant(s) in possession of the premises at 1702 E Fruit St  
(Street address)

City of Santa Ana, County of Orange, California.

Please take notice that the rent on these premises occupied by you, in the amount of \$ 525.00, for rent due for the following period from February 1st, 2022 to February 28, 2022, is now due and payable.

YOU ARE HEREBY REQUIRED to pay this amount within THREE (3) DAYS from the date of service of this notice on you, or to vacate and surrender possession of the premises. Your failure to do so will result in legal proceedings being initiated against you to recover possession of the premises, declare the forfeiture of the rental agreement or lease under which you occupy the premises, and recover rents, damages, and costs of suit.

RENT IS TO BE PAID TO:

- the undersigned, or
- the following person: \_\_\_\_\_

AT THE FOLLOWING ADDRESS: 1702 E Fruit St Santa Ana CA 92701  
\_\_\_\_\_, California, phone: 657-247-8092

IN THE FOLLOWING MANNER:

- In person. Usual days and hours for rent collection are: \_\_\_\_\_
- by mail to the person and address indicated above \_\_\_\_\_
- by deposit to account \_\_\_\_\_ at \_\_\_\_\_, a financial institution located within 5 miles of your rental, at \_\_\_\_\_, California
- by electronic funds transfer procedure previously established.

Date: \_\_\_\_\_  
(Owner/Manager)

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that the property belonging to you was left behind after you moved out.

### Proof of Service

I Hector Manuel Orellana, the undersigned, being at least 18 years of age, served this notice, of which this is a true copy, on February 28, 2022, one of the occupants listed above as follows:

- On February 28, 2022, I delivered the notice to the occupant personally.
- On \_\_\_\_\_, \_\_\_\_\_, I delivered the notice to a person of suitable age and discretion at the occupant's residence/business after being attempted personal service at the occupant's residence, and business, if known. On \_\_\_\_\_, \_\_\_\_\_, I mailed a second copy to the occupant at his or her own residence.
- On \_\_\_\_\_, \_\_\_\_\_, I posted the notice in a conspicuous place on the property, after having attempted personal service at the occupant's residence, and business, if known, and after having been unable to find there a person of suitable age and discretion. On \_\_\_\_\_, \_\_\_\_\_, I mailed a second copy to the occupant at the property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: February 28, 2022  
\_\_\_\_\_  
Signature





Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.

For billing and service inquiries  
1-866-701-7868  
[www.sce.com](http://www.sce.com)

# Your electricity bill

ORELLANA, HECTOR / Page 1 of 6

Customer Account  
700477156077

Date bill prepared  
04/18/22

## Amount due \$382.82

4211 W 1ST ST SPC 3  
SANTA ANA, CA 92703-4001

## SETTLEMENT BILL

### PAST DUE

### Your account summary

Previous Balance	\$140.35
Payment Received 04/04/22	-\$3.08
Payment arrangement balance	\$137.27
Your new charges	\$245.55
<b>Total amount you owe</b>	<b>\$382.82</b>

In order to pay your total payment arrangement balance of \$137.27 on time, you will need to pay:

- \$27.44 by 04/20/22
- \$27.44 by 05/20/22
- \$27.44 by 06/20/22
- \$27.44 by 07/20/22
- \$27.51 by agreed upon future dates

Your total new charges of \$245.55 are due by 05/09/22.

Your payment arrangement charges will automatically be debited from your account on the due dates listed above.

#### This is your 12-month settlement bill

Your 12-month billing period for Net Energy Metering (NEM) is now complete. Your 12-month settlement charges are \$300.20.

You are billed annually for your energy charges because they can be offset by energy credits over your 12-month billing period. Any charges not offset by credits are due now.

Handwritten notes:

- 70 / 32 / 102
- #3
- deuda...
- \$355.00
- \$59.23
- Arrendo
- Arrendo
- cada mes 6 meses

### You Received a California Climate Credit

California is fighting climate change and so can you! Your bill includes a Climate Credit from a state program to cut carbon pollution while also reducing your energy costs. Find out how at [cpuc.ca.gov/climatecredit/](http://cpuc.ca.gov/climatecredit/).

(14-574) Tear here If your contact information has changed please complete the form on the reverse side and return the stub below. Tear here



Customer account 700477156077

Handwritten: 400 - 254 - 4123

Payment arrangement amount	\$137.27
New charges - pay by 05/09/22	\$245.55
<b>Total amount you owe</b>	<b>\$382.82</b>

Handwritten: \$59.23

Current charges of \$245.55 will automatically be debited on or about 04/28/22. Your payment arrangement charges will automatically be debited from your account on the due dates listed above.

Thank you!

STMT 04182022 P2



ORELLANA, HECTOR  
4211 W 1ST ST SPC 3  
SANTA ANA CA 92703-4001

700477156077 0000312 000013727000024555000038282

## Ways to contact us

<b>Customer service numbers</b>	<i>Relay calls accepted</i>
General Services (U.S. & Canada)	1-800-655-4555
Payments, Extensions or Payment Options	1-800-950-2356
Emergency Services & Outages	1-800-611-1911
California Alternate Rates for Energy (CARE)	1-800-447-6620
Energy Theft Hotline	1-800-227-3901
Hearing & Speech Impaired (TTY)	1-800-352-8580

<b>Multicultural services</b>	
Cambodian / ភ្នំ	1-800-843-1309
Chinese / 中文	1-800-843-8343
Korean / 한국어	1-800-628-3061
Vietnamese / Tiếng Việt	1-800-327-3031
Spanish / Español	1-800-441-2233

**Correspondence:**  
 Southern California Edison  
 P.O. Box 6400  
 Rancho Cucamonga, CA  
 91729-6400  
 www.sce.com

## Request a large print bill 1-800-655-4555

## Important information

### What are my options for paying my bill?

<b>On-line</b>	Pay one-time or recurring on <a href="http://www.sce.com/bill">www.sce.com/bill</a>
<b>Mail-in</b>	Check or Money order
<b>In Person</b>	Authorized payment locations 1-800-747-8908
<b>Phone</b>	QuickCheck 1-800-950-2356
	Debit & credit card * 1-800-254-4123
	*Residential customers only

### Electronic check processing

Your check payment will be processed as a one-time Electronic Fund Transfer (EFT). With EFTs, funds may be withdrawn from your account the day we receive your payment. Your check will not be returned, but will appear on your financial statement.

**Rates and applicable rules:** Available at [www.sce.com](http://www.sce.com) or upon request.

### Past due bills

When is my bill past due? It is past due 20 days after the preparation date, which was 04/18/22.

- Reconnecting service that has been disconnected requires a Service Connection payment (non-residential only).
- Unable to pay: If payment arrangements were not extended to you by SCE pursuant to SCE's filed tariffs, you may contact the California Public Utilities Commission.
- For safety reasons, if service is disconnected, please ensure any sensitive or potentially hazardous equipment is unplugged on the day of reconnection. For additional home safety tips, visit [www.sce.com/safety](http://www.sce.com/safety) or call SCE at 1-800-655-4555.

### What is the Late Payment Charge (LPC)?

0.6% will be applied to the total unpaid balance if payment is not received by the due date on this bill (except for CARE and state agency accounts).

### What is a rotating outage?

Rotating outages are controlled electrical outages used to avoid widespread or uncontrolled blackouts. Your Rotating Outage Group number is located on page 1, upper left, of your SCE bill. Your rotating outage group number may change at any time. For more information, visit [www.sce.com/rotating](http://www.sce.com/rotating) outage.

### What is the Power Charge Indifference Adjustment (PCIA)?

The PCIA is a charge to ensure that both SCE customers and those who have left SCE service to purchase electricity from other providers pay for the above market costs for electric generation resources that were procured by SCE on their behalf. 'Above market' refers to the difference between what the utility pays for electric generation and current market prices for the sale of those resources.

### Disputed bills

*If you believe there is an error on your bill or have a question about your service, please call Southern California Edison (SCE) customer support at 1-800-655-4555. If you are not satisfied with SCE's response, submit a complaint to the California Public Utilities Commission (CPUC) at [www.cpuc.ca.gov/](http://www.cpuc.ca.gov/) complaints/. The CPUC's Consumer Affairs Branch (CAB) handles billing and service complaints and can be reached by:*

*Telephone 1-800-649-7570 (8:30 AM - 4:30 PM, Monday - Friday)  
 Mail CPUC, Consumer Affairs Branch, 505 Van Ness Ave., Room 2003, San Francisco, CA 94102*

*If you have limitations hearing or speaking, contact the California Relay Service, which is for those needing assistance relaying telephone conversations. Dial 711 or one of the numbers below to be routed to a California Relay Service provider in your preferred mode of communication.*

Type of Call	English	Spanish
TTY/VCO/HCO to Voice	1-800-735-2929	1-800-855-3000
Voice to TTY/VCO/HCO	1-800-735-2922	1-800-855-3000
Speech-to-Speech Relay	1-800-854-7784	1-800-854-7784

*To avoid having service turned off while waiting for the outcome of a complaint to the CPUC regarding the accuracy of your bill, contact CAB for assistance. If your case meets the eligibility criteria, CAB will instruct you on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is reviewed to keep your service turned on.*

### Definitions

- **Baseline Credit:** The baseline credit provides reduced electricity rates on electricity used up to the baseline allocation for the region that you live in.
- **CA Climate Credit:** Credit from state effort to fight climate change. Applied monthly to eligible businesses and semi-annually to residents.
- **DWR Bond Charge:** Bonds issued by the Department of Water Resources (DWR) to cover the cost of buying power during the energy crisis are being repaid through this charge.
- **Public Purpose Programs Charge:** Funds state-mandated programs for low income discounts, energy efficiency, renewable energy and R&D.
- **SCE Generation:** For recovering energy procurement and generation costs for that portion of your energy provided by SCE.

To change your contact information, complete the form below and return it to SCE

Change of mailing address: 700477156077

STREET #	STREET NAME	APARTMENT #
CITY	STATE	ZIP CODE
TELEPHONE #	E-MAIL ADDRESS	

**Energy Assistance Fund (EAF):** I want to help people pay their energy bill through EAF. For info visit [www.sce.com/eaf](http://www.sce.com/eaf) or call (800) 205-8596.

Add this amount for EAF \$ \_\_\_\_\_

Select one box only and sign below for EAF:

Every Month

One Month only



**RMB Escrow**  
**1913 E. 17th Street, Suite 115**  
**Santa Ana, CA 92705**

Phone:(714) 835-5777  
 Fax: (714) 835-4746  
**Escrow Officer: Angelica Ibarra**  
 Email: info@rmbescrow.com

**FINAL -- SELLER Closing Statement --**

**Escrow Number: 29815-AI**

**Settlement Date: 04/13/2022**  
**Disb. Date: 04/14/2022**  
**Funding Date: 04/13/2022**

**Seller Name(s):**  
 Hector M. Orellana  
 4211 W. 1st St. Space 3  
 Santa Ana, Ca 92707

**Property Address:** 1702 Fruit Street  
 Santa Ana, CA 92701

DESCRIPTION	SELLER	
	DB	CR
<b>Sales Price and Credit:</b>		
Consideration		850,000.00
Sellers Credit Towards Buyer Closing Costs	3,433.00	
<b>Deposits:</b>		
Hector M. Orellana	4/18/2022 #57708	5,425.00
<b>Prorates and Adjustments:</b>		
County Taxes	\$4171.95 Per/Half From 04/13/22 TO 07/01/22	1,807.85
<b>PayOff Section:</b>		
Payoff: Payoff First		304,552.02
Pay To: SPS		
Principal Amount	300,801.43	
Accrued Interest	1,535.16	
Impound Balance	2,215.43	
Payoff: Payoff Second		213,237.76
Pay To: SLS		
Principal Amount	73,935.85	
Recording Fee	85.00	
Demand/Fowarding Fee	25.00	
Recon Fee	20.00	
Other Fees	75.00	
Interest	139,096.91	
Payoff: Judgment		7,986.18
Pay To: Downs Energy C/O Cummins & Write, LLP		
Principal Amount	7,986.18	
<b>RMB Escrow</b>		
Settlement Charge		2,162.00
Doc Prep Fee		250.00
Demand Fee		175.00
<b>Other Escrow Charges</b>		
Notary Fee	Angelica Ibarra	15.00
<b>Fidelity National Title Company-OC</b>		
Owners Title Insurance		2,252.00
HOLD FOR RECORDING UCC		175.00
Subescrow Fee		62.50
Recording Fees		13.00
(Deed: 13.00, Mortgage: 52.00, Release: 13.00)		
City/County/Tax Stamps		935.00
(County Tax Stmp: 935.00, City Tax Stmp: 0.00)		
<b>COMMISSION</b>		
<b>Camino Real Realtors</b>		
Listing Broker Commission @ 2%(\$17000.00)		17,000.00
<b>Compass</b>		
Selling Broker Commission @ 2%(\$17000.00)		17,000.00
<b>Additional Charges:</b>		
2nd Half Taxes 2021-22	Orange County Tax Collector	4,612.14
Natural Hazard Disclosure	MyNHD	94.95
Home Warranty	First American Homewarranty	780.00
TC Fee	Camino Real Realtors.	495.00
Funds Due	Starcrest Escrow, Inc	139,300.00
<b>Sub Totals</b>		<b>714,530.55</b>
<b>Amount Due To You</b>		<b>142,702.30</b>
<b>Totals</b>		<b>857,232.85</b>

\* FINAL \*

AFFP

128583 SUMMONS LOPEZ v. ORELLA

# Affidavit of Publication

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of SEAL BEACH SUN, a newspaper of general circulation, published ONCE WEEKLY in the city of SEAL BEACH, County of ORANGE, which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of ORANGE, State of California under the date of June 03, 1993, Case Number A-82583; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

March 09, 2023, March 16, 2023, March 23, 2023,  
March 30, 2023

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Seal Beach Sun

Subscribed to and sworn by me this 30th day of March 2023.

00006422 00128583

SB-PPR PREPAID LEGALS SERV.  
216 MAIN STREET  
SEAL BEACH, CA 90740

SUMMONS  
(CITACION JUDICIAL)  
CASE NUMBER  
(Numero del Caso)  
30-2022-01258717-CU-BC-CJC  
NOTICE TO  
DEFENDANT:  
(Aviso al Demandado):  
JESSIE LOPEZ Does 1 to 1

YOU ARE BEING SUED BY PLAINTIFF:  
(Lo esta demandando el demandante)  
HECTOR ORELLANA

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su repuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayunda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayunda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales.

AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Orange

County Superior Court, Central Justice Center, 700 Civic Center Drive West, Santa Ana, CA 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): HECTOR ORELLANA (657) 247-8092 4211 w. 1ST ST #3, SANTA ANA, CA 92703

Date: 05/09/2022

David H. Yamasaki, Clerk of the Court

Clerk, by (Secretario)

Hailey McMaster

Deputy (Adjunto)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant

Seal Beach Sun 3/9,16,23,30-128583