

SURPLUSTRACKER

CALIFORNIA

PROFESSIONAL INTELLIGENCE PILOT

TRUSTEE DEED UPON SALE

Trustee-Stage Surplus Intelligence

B-LEVEL OPPORTUNITY

FICTIONAL DEMONSTRATION MATTER

MATTER ID: STC-DEMO-TDUS-001

Prepared for product review and sample-download use

No actual person, property, case, or funds are identified

RESEARCH SAMPLE | NOT LEGAL ADVICE | NO PROMISE OF RECOVERY

Jurisdiction Overview

RESEARCH CHANNEL	Trustee Deed Upon Sale (TDUS)
COUNTY	Riverside County, California
PROPERTY	1800 Meridian View Drive, Riverside, CA 92507
APN	XXX-241-0XX (fictional and masked)
SALE DATE	May 21, 2026
CURRENT STAGE	Post-sale trustee accounting review
GOVERNING REFERENCE	California Civil Code section 2924j

Record Intelligence Summary

RECORDED EVENT	A trustee's deed indicator reflects a completed nonjudicial foreclosure sale.
SALE ECONOMICS	Illustrative sale price: \$612,000; secured debt indicator: \$438,750; estimated sale costs: \$9,850.
POTENTIAL SURPLUS	\$163,400 estimated gross remainder before any valid junior claims, trustee charges, or corrections.
CLAIMANT INDICATORS	Former-owner interest identified; one possible junior lien requires priority and release review.
CURRENT UNCERTAINTY	Final trustee accounting, notice recipients, claim submissions, and present fund holder are not yet confirmed.

Document Summary

RECORD	STATUS	RESEARCH NOTE
Notice of Default	LOCATED	Recording reference present; certified copy not obtained.
Notice of Trustee's Sale	LOCATED	Sale date and trustee identity indicators captured.
Trustee's Deed Upon Sale	LOCATED	Transfer event located; legal description requires confirmation.
Trustee sale guarantee	PENDING	Needed to evaluate recorded interests and notice parties.
Final trustee accounting	PENDING	Required to confirm actual net surplus and deductions.
Surplus notice / claim log	PENDING	Needed to determine notices, claims, and response dates.
Junior lien releases	UNRESOLVED	One possible lien requires payoff or release confirmation.
Bankruptcy index check	NO DEMO HIT	Illustrative negative result; repeat before operational use.

DOCUMENT CONTROL NOTE

A located index entry is not the same as a certified or complete document. Operational research should preserve the source, retrieval date, document version, and any later corrections.

Record Analysis

- The recorded sale and estimated economics support a reasonable basis for continued research.
- The estimated remainder is not a verified distributable amount. Priority claims, statutory charges, corrections, and trustee accounting may materially change it.
- The matter remains B-Level because the core event is supported but the present fund location, claimant priority, notice history, and exact net amount remain unresolved.

OPPORTUNITY LEVEL: B

Supported public-record indicators justify further research, but one or more material facts remain unresolved. B-Level is a research classification - not a prediction of recovery or legal entitlement.

Recommended Next Research Steps

- 1 Obtain the final trustee accounting and current surplus-fund status directly from the trustee.
- 2 Retrieve certified copies of the deed, notice instruments, and trustee sale guarantee.
- 3 Confirm junior-lien priority, payoff, assignment, release, and any submitted claims.
- 4 Verify former-owner identity and current contact information using compliant methods.
- 5 Route the verified record set for attorney review before outreach, claim advice, or filing activity.

Sources and Verification Dates

- Illustrative county recorder index snapshot - modeled verification: August 12, 2026
- Illustrative trustee-sale event record - modeled verification: August 13, 2026
- California Civil Code section 2924j - official source reviewed: August 15, 2026
- https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV§ionNum=2924j.

REPRESENTATIVE SAMPLE DISCLAIMER

This report is a fictional demonstration created only to show the structure, research fields, and presentation style of a SurplusTracker California intelligence product. All names, addresses, identifiers, case numbers, dates, parties, and amounts are invented or masked. It is not an actual lead, public-record finding, legal opinion, title report, promise of recovery, or determination of entitlement. Records can be incomplete, delayed, corrected, or superseded. Users must independently verify every source and obtain qualified legal review before action.

SURPLUSTRACKER

CALIFORNIA

PROFESSIONAL INTELLIGENCE PILOT

SUPERIOR COURT INTERPLEADER

Court-Deposited Surplus Intelligence

B-LEVEL OPPORTUNITY

FICTIONAL DEMONSTRATION MATTER

MATTER ID: STC-DEMO-INT-002

Prepared for product review and sample-download use

No actual person, property, case, or funds are identified

RESEARCH SAMPLE | NOT LEGAL ADVICE | NO PROMISE OF RECOVERY

Jurisdiction Overview

RESEARCH CHANNEL	Superior Court Interpleader
COURT	Superior Court of California, County of San Bernardino
CASE NUMBER	CIVSB-26-0XXXX (fictional and masked)
PROPERTY	Fictional demonstration property, Fontana, California
FILED	June 10, 2026
CURRENT STAGE	Complaint filed; distribution order not located
GOVERNING REFERENCE	California Code of Civil Procedure section 386

Record Intelligence Summary

COURT EVENT	A fictional verified complaint in interpleader is modeled as filed after competing demands for surplus proceeds.
DEPOSIT INDICATOR	\$284,650 is shown as the illustrative amount deposited or tendered to the court.
STAKEHOLDERS	Three potential interest groups are modeled: former owner, judgment creditor, and an assignee or successor.
DOCKET POSTURE	One responsive pleading is modeled as filed; service and response status for another party remain incomplete.
CURRENT UNCERTAINTY	No final entitlement finding or distribution order is modeled as present.

Document Summary

RECORD	STATUS	RESEARCH NOTE
Verified complaint	LOCATED	Parties, property reference, and competing-claim allegations summarized.
Deposit receipt / ledger	INDICATOR ONLY	Amount requires direct clerk verification.
Summons and service proofs	PARTIAL	Service appears complete for two of three modeled parties.
Answers / claims	PARTIAL	One response modeled; remaining responsive status unresolved.
Trustee declaration	LOCATED	Modeled summary of sale, notices, and unresolved claims.
Title and lien records	LOCATED	Priority sequence requires legal analysis.
Distribution order	NOT LOCATED	No modeled order resolving entitlement or payment.
Hearing information	CALENDAR INDICATOR	Illustrative hearing date: September 18, 2026; verify directly.

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Record Analysis

- The modeled docket and deposit indicators support continued court-record research and stakeholder mapping.
- A court deposit does not establish that any particular person is entitled to receive the funds. Competing claims, service, pleadings, and court orders control the procedural posture.
- The matter remains B-Level because the deposit and action are supported in the sample, while service, competing interests, and adjudication remain unresolved.

OPPORTUNITY LEVEL: B

Supported public-record indicators justify further research, but one or more material facts remain unresolved. B-Level is a research classification - not a prediction of recovery or legal entitlement.

Recommended Next Research Steps

- 1 Confirm the case docket, deposited amount, and current fund balance directly with the court clerk.
- 2 Retrieve the complaint, trustee declaration, service proofs, answers, and all claim filings.
- 3 Build a claimant-and-priority matrix tied to the recorded title chronology.
- 4 Check for probate, assignment, bankruptcy, judgment, or related-case indicators.
- 5 Route the complete record set to counsel before any representation, filing, or entitlement statement.

Sources and Verification Dates

- Illustrative superior court docket snapshot - modeled verification: August 13, 2026
- Illustrative county recorder/title index - modeled verification: August 12, 2026
- California Code of Civil Procedure section 386 - official source reviewed: August 15, 2026
- https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=CCP§ionNum=386.

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SURPLUSTRACKER

CALIFORNIA

PROFESSIONAL INTELLIGENCE PILOT

CALIFORNIA STATE-HELD FUNDS

Escheated / Unclaimed Property Intelligence

B-LEVEL OPPORTUNITY

FICTIONAL DEMONSTRATION MATTER

MATTER ID: STC-DEMO-ESH-003

Prepared for product review and sample-download use

No actual person, property, case, or funds are identified

RESEARCH SAMPLE | NOT LEGAL ADVICE | NO PROMISE OF RECOVERY

Jurisdiction Overview

RESEARCH CHANNEL	California state-held / unclaimed property
AGENCY	California State Controller's Office
PROPERTY ID	SC-26-XXXXXX (fictional and masked)
REPORTED OWNER	Taylor Morgan (fictional)
HOLDER	Western Settlement Services LLC (fictional)
REPORTED YEAR	2023
CURRENT STAGE	Potential public-listing match; claim not initiated

Record Intelligence Summary

LISTING INDICATOR	A fictional state-held property listing is modeled as matching the reported-owner name and a prior city.
AMOUNT INDICATOR	\$96,275 is used for demonstration; an official listing may display an amount, range, or no public amount.
PROPERTY TYPE	Modeled as escrow or settlement proceeds with a possible foreclosure connection.
IDENTITY INDICATORS	Name and city align in the sample; date of birth, taxpayer identifiers, and ownership chain are not evaluated.
CURRENT UNCERTAINTY	The underlying transaction, exact holder report, claimant identity, and foreclosure nexus remain unverified.

Document Summary

RECORD	STATUS	RESEARCH NOTE
State listing	LOCATED	Fictional public-search match modeled for demonstration.
Holder report detail	PENDING	Needed to identify source transaction and reported address.
Owner identity documents	NOT COLLECTED	Proof requirements depend on the official claim instructions.
Prior address evidence	PENDING	Potential address match requires documentary support.
Underlying sale / escrow file	UNRESOLVED	Needed to confirm any foreclosure-surplus relationship.
Probate / heirship indicators	UNKNOWN	Required only if the reported owner is deceased.
Assignment indicators	NONE OBSERVED	Repeat search before any operational conclusion.
Duplicate claim indicator	NONE OBSERVED	Official agency status must be verified directly.

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Record Analysis

- The modeled name, location, holder, and amount indicators justify a careful identity and source review.
- A public listing is not proof that the viewer is the owner or that the property arose from foreclosure. The agency determines documentation and claim status.
- The matter remains B-Level because the listing match is plausible but the owner identity, property origin, documentary chain, and current claim status remain unresolved.

OPPORTUNITY LEVEL: B

Supported public-record indicators justify further research, but one or more material facts remain unresolved. B-Level is a research classification - not a prediction of recovery or legal entitlement.

Recommended Next Research Steps

- 1 Reconfirm the listing directly on the California State Controller's official search portal.
- 2 Request or review available holder and property details through the official process.
- 3 Build an identity, prior-address, and ownership-document checklist for the potential claimant.
- 4 Determine whether probate, heirship, trust, or entity documentation may be required.
- 5 Use only the official state claim channel; route legal or competing-interest questions to counsel.

Sources and Verification Dates

- Illustrative state-held property search result - modeled verification: August 14, 2026
- Illustrative county recorder and address index - modeled verification: August 12, 2026
- California State Controller Unclaimed Property Search - official source reviewed: August 15, 2026
- https://www.sco.ca.gov/search_upd.html

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