

1 BIRGIT FLADAGER  
District Attorney  
2 Stanislaus County  
832 12th Street, Suite 300  
3 Modesto, California  
Telephone: 525-5550

4 Attorney for Plaintiff  
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6  
7

8 STANISLAUS COUNTY SUPERIOR COURT, STATE OF CALIFORNIA  
9

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10 D.A. No. 1101283/1219435

11 THE PEOPLE OF THE STATE OF CALIFORNIA

12 Plaintiff,

13 vs.

14 LONNILAMONT ASHLOCK and  
15 RONALD B. BUHLER

16 Defendants. )

) No. 1101283/1219435  
)  
) STIPULATIONS FOR  
) RESTITUTION  
) PC §1202.4  
)  
)  
)  
)  
)

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17  
18 It is hereby stipulated and agreed to by the People and defense in the above-entitled case,  
19 that:

20 1. The defendants, by and through their attorneys, PURSUANT TO Penal Code Section  
21 1202.4 et seq. agree to comply with the terms set forth herein and pay the victims in the above  
22 entitled actions as follows:  
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VICTIMS: DEBRA & ROGER PRICE

1314 SCHULENBERG

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2  
3  
4 1. The victims will pay \$10,575.00 to LONNI ASHLOCK. This amount will be carried  
5 back in the form of a second deed of trust on the property commonly known as 1314 Schulenberg  
6 Avenue, Modesto, CA 95350 APN 060-003-021. The deed of trust will be bear interest of 8.5%.  
7 Monthly payments of \$81.32 in certified funds will be due on the first of each month. A late charge  
8 of \$4.87 will be assessed for payments received after the tenth of the month. The balance of the  
9 note will be all due and payable twenty four months from the execution of the note and deed of trust.  
10 Lonni Ashlock will be granted permission to record a Request for Notice on the property to insure  
11 that the payments, taxes and insurance are kept current on the property. This notice will remain on  
12 the property until the second deed of trust is paid in full.

13 Both parties are also aware that an Abstract of Judgement is recorded on the property that  
14 was issued on November 30, 2007 to the benefit of Stanislaus Credit Control Services, Inc. from case  
15 #177073 in the Superior Court of the County of Stanislaus, Small Claims Court, that is the sole  
16 responsibility of ROGER A. PRICE.

17 2. ASSET PROTECTION L.L.C. and LONNI ASHLOCK and his successors in  
18 interest, if any, will transfer all of their right, title and interest in or to the Real Property  
19 commonly known as 1314 Schulenberg Avenue, Modesto, CA , by stipulating to a judgment that  
20 the original deed document #2004-0018619-00 recorded on February 10, 2004 in the county of  
21 Stanislaus to those entities by the plaintiffs is void. ASHLOCK warrants that he is not aware of  
22 any liens or encumbrances on the Property other than the secured indebtedness to AMC  
23 Mortgage loan number 0045351384 which is the indebtedness originally owed by ROGER and  
24 DEBRA PRICE and the Abstract of Judgment referenced hereinabove. Defendants will execute  
25 such other and further documents as may be necessary to convey good and insurable title by no  
26 later than July 1, 2008.

27 3. A Request for Dismissal of all pending litigation with prejudice shall be prepared  
28



ARTHUR LANE  
444 RYDER AVE.

1  
2  
3 1. LANE will pay \$7,500.00 to LONNI ASHLOCK. This amount will be carried back in  
4 the form of a third deed of trust on the property commonly known as 444 Ryder Avenue,  
5 Modesto, CA 95351 APN 038-008-038. The deed of trust will be bear interest of 12%. Monthly  
6 payments of \$77.15 in certified funds will be due on the first of each month. A late charge of  
7 \$4.62 will be assessed for payments received after the tenth of the month. The balance of the  
8 note will be all due and payable twenty four months from the execution of the note and deed of  
9 trust. Lonni Ashlock will be granted permission to record a Request of Notice on the property to  
10 insure that the payments, taxes and insurance are kept current on the property. This notice will  
11 remain on the property until the second deed of trust is paid in full. If the note is paid off within  
12 one month of the execution of this Agreement then the balance will be discounted by twenty five  
13 percent. If the note is paid off within three months from execution of this Agreement then the  
14 balance will be discounted by ten percent. If the note is paid off within 6 months of the  
15 execution of this Agreement then the balance will be discounted by five percent. After six  
16 months the balance will remain the actual payoff without any discount.

17 2. LONNI ASHLOCK INVESTMENTS L.L.C. and LONNI ASHLOCK and his  
18 successors in interest, if any, will transfer all of their right, title and interest in or to the Real  
19 Property commonly known as 444 Ryder Avenue, Modesto, CA , by stipulating to a judgment  
20 that the original deed document #2004-0072903-00 recorded on May 13, 2004 in the County of  
21 Stanislaus to those entities by the plaintiff is void. ASHLOCK warrants that he is not aware of  
22 any liens or encumbrances on the Property other than the secured indebtedness to Citimortgage  
23 loans numbers 0001188180-2 and 0001188181-0 which is the indebtedness originally owed by  
24 ARTHUR LANE. Defendants will execute such other and further documents as may be  
25 necessary to convey good and insurable title by no later than July 1, 2008.

26 3. A Request for Dismissal of all pending litigation with prejudice shall be prepared  
27 and executed by the parties, to be filed upon the performance of the parties' obligations as set  
28

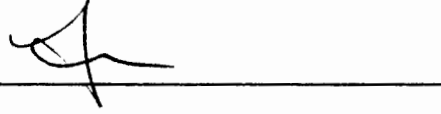
1 forth in items 1 and 2 above. ASHLOCK and BUHLER will bear the expense of reasonable  
2 attorney fees for LANE.

3  
4 Signed on this 30<sup>th</sup> day of MAY in the year of 2008.

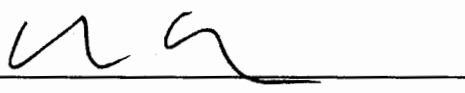
5  
6 ARTHUR LANE

7   
8

LONNI ASHLOCK, defendant

9 

10 RONALD BUHLER, defendant

11 

12   
13 MARLISA FERREIRA  
14 ATTORNEY FOR THE PEOPLE

15   
16 NEIL CALLAHAN  
17 ATTORNEY FOR LONNI ASHLOCK

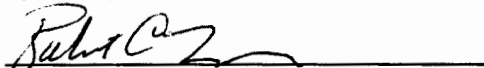
18   
19 ROBERT CHASE  
20 ATTORNEY FOR RONALD BUHLER

ROBERT & ROBERTA FERGUSON  
3819 SIERRA ST.

1. ASHLOCK and BUHLER will pay \$8,000.00 to FERGUSONS
2. A Request for Dismissal of all pending litigation with prejudice shall be prepared and executed by the parties, to be filed upon the performance of the parties' obligations as set forth in item 1 above. ASHLOCK and BUHLER will bear the expense of reasonable attorney fee's for FERGUSONS.

Signed on this 30 day of MAY in the year of 2008.

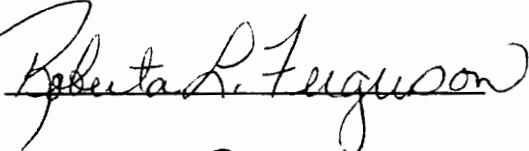
ROBERT FERGUSON



LONNI ASHLOCK



ROBERTA FERGUSON



RONALD BUHLER



MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE



NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK



ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER



1 GEORGE MILINA/JANICE MILINA (SUCCESSOR)  
2 3613 9<sup>TH</sup> ST.

- 3 1. ASHLOCK will pay \$30,000.00 to MILINA.  
4 2. A Request for Dismissal of all pending litigation with prejudice shall be prepared and  
5 executed by the parties, to be filed upon the performance of the parties' obligations as set forth in  
6 items 1 above. ASHLOCK and BUHLER will bear the expense of reasonable attorney fees for  
7 MILINA.

8 Signed on this 30 day of May in the year of 2008.

9  
10 JANICE MILINA

10 LONNI ASHLOCK, defendant

11  
12  
13  
14  
15  
16  
17 Marlisa Ferreira  
18 MARLISA FERREIRA  
19 ATTORNEY FOR THE PEOPLE

12 RONALD BUHLER, defendant

16  
17 Neil Callahan  
18 NEIL CALLAHAN  
19 ATTORNEY FOR LONNI ASHLOCK

18  
19  
20 Robert Chase  
21 ROBERT CHASE  
22 ATTORNEY FOR RONALD BUHLER  
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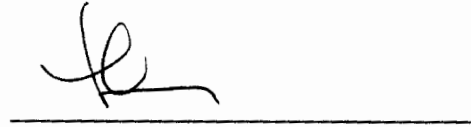
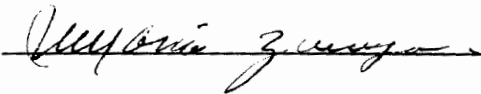
MARIA ZUNIGA  
3912 BACALL WAY

1. ASHLOCK will pay \$25,000.00 to ZUNIGA.
2. A Request for Dismissal of all pending litigation with prejudice shall be prepared and executed by the parties, to be filed upon the performance of the parties' obligations as set forth in items 1 above. ASHLOCK and BUHLER will bear the expense of reasonable attorney fees for ZUNIGA.

Signed on this 30 day of May in the year of 2008.

MARIA ZUNIGA

LONNI ASHLOCK, defendant

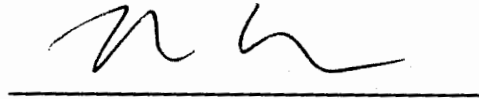


Translated and explained to  
MARIA ZUNIGA by

RONALD BUHLER, defendant



ADRIANA RAMIREZ



MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE



NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK



ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER

DENISE BRIGGS

1825 ROSSMOOR WAY

1. ASHLOCK will pay \$11,000.00 to BRIGGS

2. A Request for Dismissal of all pending litigation with prejudice shall be prepared and executed by the parties, to be filed upon the performance of the parties' obligations as set forth in item 1 above. ASHLOCK and BUHLER will bear the expense of reasonable attorney fees for BRIGGS.

Signed on this 19 day of June in the year of 2008.

DENISE BRIGGS

LONNI ASHLOCK, defendant

RONALD BUHLER, defendant

  
MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE

NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK

ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER

ESTHER DAVIS  
3213 KELLER ST.

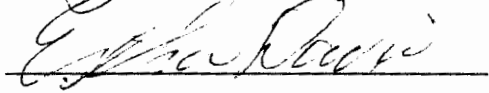
1  
2  
3 1. ESTHER DAVIS will pay \$17,972.50 to LONNI ASHLOCK. This amount will be  
4 carried back in the form of a second deed of trust on the property commonly known as 3213 Keller  
5 Street, Modesto, CA 95355 APN 065-012-075. The deed of trust will bear interest of 8.5%. Monthly  
6 payments of \$138.21 in certified funds will be due on the first of each month. A late charge of \$8.29  
7 will be assessed for payments received after the tenth of the month. The balance of the note will  
8 be all due and payable twenty four months from the execution of the note and deed of trust. Lonni  
9 Ashlock will be granted permission to record a Request for Notice on the property to insure that the  
10 payments, taxes and insurance are kept current on the property. This notice will remain on the  
11 property until the second deed of trust is paid in full.  
12

13 2. CENTRAL VALLEY EQUITIES and LONNI ASHLOCK and his successors in  
14 interest, if any, will transfer all of their right, title and interest in or to the Real Property commonly  
15 known as 3213 Keller Street, Modesto, CA, by stipulation to a judgment that the original deed  
16 recorded on November 18, 2003 document number #2003-0197625-00 in the county of Stanislaus  
17 to those entities by the plaintiff is void. ASHLOCK warrants that he is not aware of any liens or  
18 encumbrances on the Property other than the secured indebtedness to Select Portfolio loan  
19 #8760028400 which is the indebtedness originally owed by BOB & ESTHER DAVIS. Defendants  
20 will execute such other and further documents as may be necessary to convey good and insurable  
21 title by no later than July 1, 2008.  
22

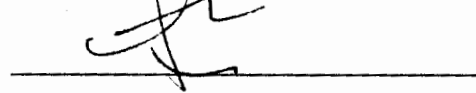
23 3. A Request for Dismissal of all pending litigation with prejudice shall be prepared and  
24 executed by the parties, to be filed upon the performance of the parties' obligations as set forth in  
25 items 1 and 2 above. ASHLOCK and BUHLER will bear the expense of reasonable attorney fees  
26 for ESTHER DAVIS.  
27  
28

Signed on this 3 day of June in the year of 2008.

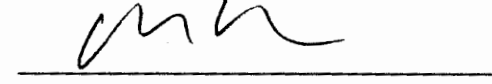
ESTHER DAVIS

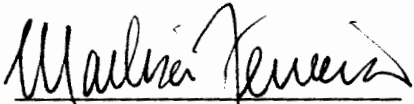


LONNI ASHLOCK, defendant

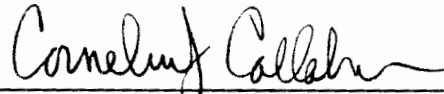


RONALD BUHLER, defendant

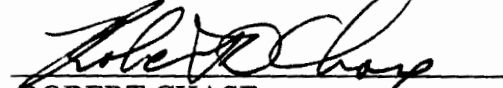




MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE



NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK



ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER

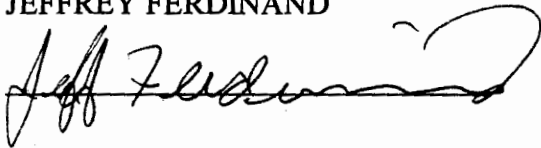
JEFFREY & KATHRYN FERDINAND  
2817 E. ORANGEBURG

1. LONNI ASHLOCK and his successors in interest, if any, will transfer all of their right, title and interest in or to the Real Property commonly known as 2817 E. Orangeburg, Modesto, CA , by stipulating to a judgment that the original deed recorded June 25, 2002 document #2002-0081776-00 in Stanislaus County to the entities by the plaintiff is void. ASHLOCK warrants that he is not aware of any liens or encumbrances on the Property other than the secured indebtedness to Washington Mutual Mortgage #8429227161 which is the indebtedness originally owed by FERDINANDS. Defendants will execute such other and further documents as may be necessary to convey good and insurable title by no later than July 1, 2008.

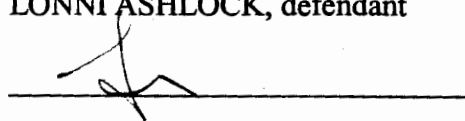
2. A Request for Dismissal of all pending litigation with prejudice shall be prepared and executed by the parties, to be filed upon the performance of the parties' obligations as set forth in item 1 above. ASHLOCK and BUHLER will bear the expense of reasonable attorney fees for FERDINAND.

Signed on this 30 day of May in the year of 2008.

JEFFREY FERDINAND



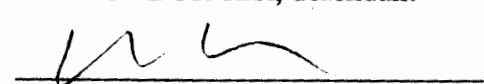
LONNI ASHLOCK, defendant




KATHRYN FERDINAND



RONALD BUHLER, defendant



  
MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE

  
NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK

ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER

1 ANTHONY & TAMMY WILKINSON

2 1425 PECOS AVE.

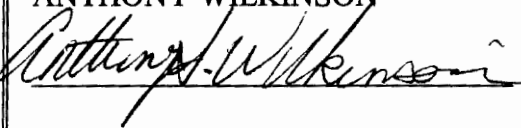
3 1. ASHLOCK will pay \$10,000.00 to WILKINSON.

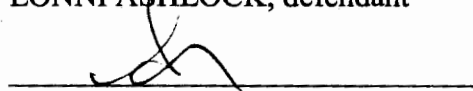
4  
5 2. A Request for Dismissal of all pending litigation with prejudice shall be prepared and  
6 executed by the parties, to be filed upon the performance of the parties' obligations as set forth in  
7 items 1 above. ASHLOCK and BUHLER will bear the expense of reasonable attorney fees for  
8 WILKINSON.

9 Signed on this 2 day of June in the year of 2008.

10 ANTHONY WILKINSON

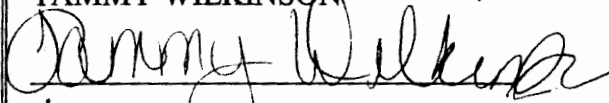
10 LONNI ASHLOCK, defendant

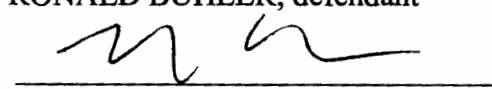
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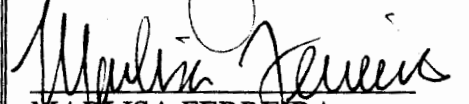
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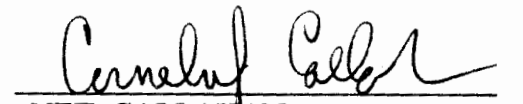
13 TAMMY WILKINSON

13 RONALD BUHLER, defendant

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15 \_\_\_\_\_

16   
17 MARLISA FERREIRA  
18 ATTORNEY FOR THE PEOPLE

16   
17 NEIL CALLAHAN  
18 ATTORNEY FOR LONNI ASHLOCK

19   
20 ROBERT CHASE  
21 ATTORNEY FOR RONALD BUHLER

1 ABE & ROSEMARY SOLANO

2 2234 META CT.

3 1. ASHLOCK will pay \$25,000.00 to SOLANO.

4 2. A Request for Dismissal of all pending litigation with prejudice shall be prepared and  
5 executed by the parties, to be filed upon the performance of the parties' obligations as set forth in  
6 item 1 above. ASHLOCK and BUHLER will bear the expense of reasonable attorney fees.

7 Signed on this 2 day of June in the year of 2008.

8  
9 ABE SOLANO

10 LONNI ASHLOCK, defendant

11  
12 ROSEMARY SOLANO

13 RONALD BUHLER, defendant

14  
15 Marlisa Ferreira  
16 MARLISA FERREIRA  
17 ATTORNEY FOR THE PEOPLE

18 Neil Callahan  
19 NEIL CALLAHAN  
20 ATTORNEY FOR LONNI ASHLOCK

21 Robert Chase  
22 ROBERT CHASE  
23 ATTORNEY FOR RONALD BUHLER

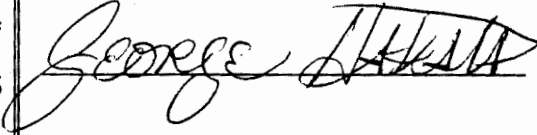


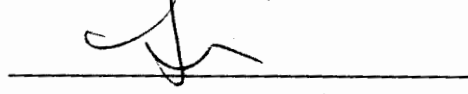
1 attorney fees for HAKATAS.

2 Signed on this 30<sup>th</sup> day of MAY in the year of 2008.

3 GEORGE HAKATA

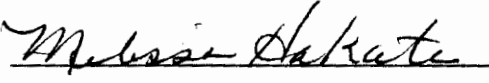
LONNI ASHLOCK, defendant

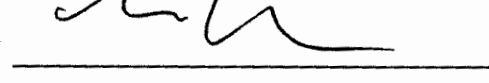
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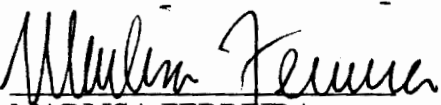


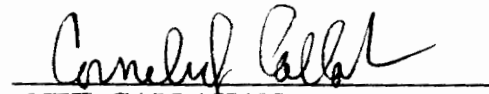
6 MELISSA HAKATA

RONALD BUHLER, defendant

7 

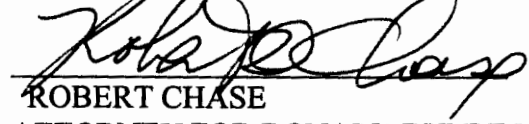


9 



10 MARLISA FERREIRA  
11 ATTORNEY FOR THE PEOPLE

NEIL CALLAHAN  
12 ATTORNEY FOR LONNI ASHLOCK



ROBERT CHASE  
13 ATTORNEY FOR RONALD BUHLER

1 ANGELO & LILLIAN GINES  
2 9038 HILL CREST DR.

3 1. GINES will pay \$6,038.07 to LONNI ASHLOCK.

4 2. BUHLER, ASHLOCK, TIGER CREEK and their successors in interest, if any,  
5 will transfer all of their right, title and interest in or to the Real Property commonly known as  
6 9038 Hillcrest Avenue, Stockton, CA , by stipulating to a judgment that the original deeds  
7 document #s 2002-137582 recorded on August 12, 2002 and 2002-215371 recorded on  
8 November 27, 2002 in the County of San Joaquin to those entities to the Plaintiffs are void.  
9 ASHLOCK, BUHLER, and TIGER CREEK warrant that they are not aware of any liens or  
10 encumbrances on the Property other than the secured indebtedness to Everhome Mortgage loan  
11 number 9000277341 and GreenTree loan number 157882622 which is the indebtedness  
12 originally owed by ANGELO and LILLIAN GINES. Defendants will execute such other and  
13 further documents as may be necessary to convey good and insurable title by no later than July 1,  
14 2008.  
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17 3. A Request for Dismissal of all pending litigation with prejudice shall be prepared  
18 and executed by the parties, to be filed upon the performance of the parties' obligations as set

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1 forth in items 1 and 2 above. ASHLOCK, TIGER CREEK and BUHLER will bear the expense  
2 of reasonable attorney fees for GINES.

3  
4 Signed on this 2 day of June in the year of 2008.

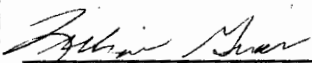
5  
6 ANGELO GINES

7  
8   
9


LONNI ASHLOCK, individually and for  
TIGER CREEK HOMES defendants

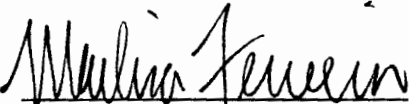
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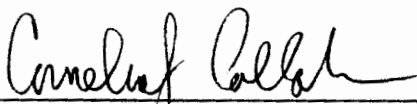
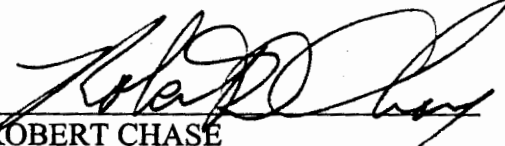
13  
14 LILLIAN GINES

15  
16   
17

RONALD BUHLER, defendant

18  
19   
20

21  
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24 MARLISA FERREIRA  
25 ATTORNEY FOR THE PEOPLE

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29 NEIL CALLAHAN  
30 ATTORNEY FOR LONNI ASHLOCK  
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34 ROBERT CHASE  
35 ATTORNEY FOR RONALD BUHLER

JAMES WILLIAMS

1329 CYPRESS AVE.

1. ASHLOCK will pay \$5,500.00 to WILLIAMS.

2. A Request for Dismissal of all pending litigation with prejudice shall be prepared and executed by the parties, to be filed upon the performance of the parties' obligations as set forth in items 1 above. ASHLOCK and BUHLER will bear the expense of reasonable attorney fee's for WILLIAMS.

Signed on this 3rd day of June in the year of 2008.

JAMES WILLIAMS

*James D. Williams*

LONNI ASHLOCK, defendant

*[Signature]*

RONALD BUHLER, defendant

*[Signature]*

*Marlisa A. Ferreira*

MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE

*Neil Callahan*

NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK

*Robert Chase*

ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER

RUSSELL JONES  
1217 KAREN WAY

1. TIGER CREEK HOMES L.L.C. , LONNI ASHLOCK and their successors in interest, if any, will transfer all of their right, title and interest in or to the Real Property commonly known as 1217 Karen Way, Modesto, CA, by executing a Grant Deed conveying all of said right, title and interest to ROBERT DAVID JONES and BETTY JEAN JONES as joint tenants or to their nominee. ASHLOCK warrants that he is not aware of any liens or encumbrances on the Property other than the secured indebtedness to CitiMortgage #0770010751 0 which is the indebtedness originally owed by JONES. Defendants will execute such other and further documents as may be necessary to convey good and insurable title by no later than July 1, 2008.

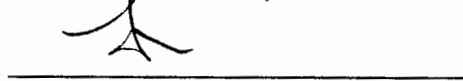
2. A Request for Dismissal of all pending litigation with prejudice shall be prepared and executed by the parties, to be filed upon the performance of the parties' obligations as set forth in items 1 above. JONES will bear the expense of his attorneys' fees.

Signed on this 4<sup>th</sup> day of June in the year of 2008.

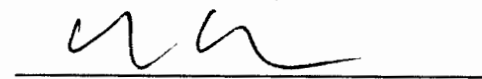
RUSSELL JONES




LONNI ASHLOCK, defendant



RONALD BUHLER, defendant



  
MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE

  
NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK

  
ROBERT CHASE

~~ATTORNEY FOR RONALD BUHLER~~

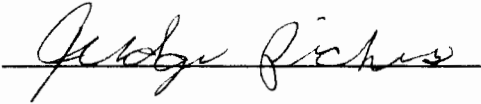
JUDGE & ROBBIE PICKENS  
3015 ASTORIA COURT

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5 1. PICKENS will pay \$7,500.00 to LONNI ASHLOCK. This amount will be carried  
6 back in the form of a second deed of trust on the property commonly known as 3015 Astoria Court,  
7 Ceres, CA 95307 APN 086-019-037. The deed of trust will bear interest of 8.5%. Monthly  
8 payments of \$57.67 in certified funds will be due on the first of each month. A late charge of \$6.96  
9 will be assessed for payments received after the tenth of the month. The balance of the note will  
10 be all due and payable twenty four months from the execution of the note and deed of trust. Lonni  
11 Ashlock will be granted permission to record a Request of Notice on the property to insure that the  
12 payments, taxes and insurance are kept current on the property. This notice will remain on the  
13 property until the second deed of trust is paid in full.  
14

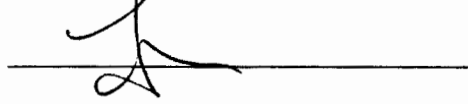
15 2. CENTRAL VALLEY EQUITIES L.L.C. and LONNI ASHLOCK and their successors  
16 in interest, if any, will transfer all of their right, title and interest in or to the Real Property commonly  
17 known as 3015 Astoria Court, Ceres, CA , by stipulating to a judgment that the original deed  
18 document #2004-00120000 recorded on January 28, 2005 in the county of Stanislaus to those entities  
19 by the plaintiff is void. ASHLOCK warrants that he is not aware of any liens or encumbrances on  
20 the Property other than the secured indebtedness to OCWEN Mortgage loans number 0032329781  
21 which is the indebtedness originally owed by JUDGE and ROBBIE PICKENS. Defendants will  
22 execute such other and further documents as may be necessary to convey good and insurable title by  
23 no later than July 1, 2008. ASHLOCK and BUHLER will bear the expense of reasonable attorney's  
24 fees for PICKENS.  
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27  
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Signed on this 2 day of June in the year of 2008.


JUDGE PICKENS



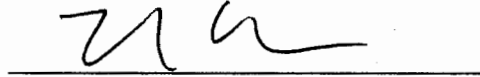
LONNI ASHLOCK, defendant

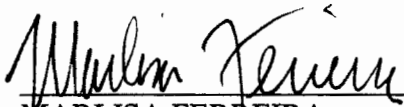


ROBBIE PICKENS

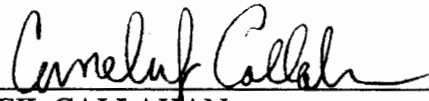


RONALD BUHLER, defendant

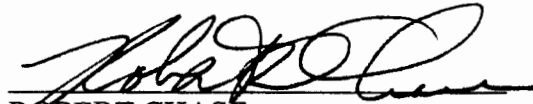




MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE



NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK



ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER

2300 ST. JAMES PLACE

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2  
3 1. MARLENE DEDIOS will pay \$15,000.00 to LONNI ASHLOCK. This amount  
4 will be carried back in the form of a third deed of trust on the property commonly known as 2300  
5 St. James, Modesto, CA 95350 APN 005-065-053. The deed of trust will be bear interest of  
6 12%. Monthly payments of \$154.29 in certified funds will be due on the first of each month. A  
7 late charge of \$9.25 will be assessed for payments received after the tenth of the month. The  
8 balance of the note will be all due and payable twenty four months from the execution of the  
9 note and deed of trust. Lonni Ashlock will be granted permission to record a Request of Notice  
10 on the property to insure that the payments, taxes and insurance are kept current on the property.  
11 This notice will remain on the property until the second deed of trust is paid in full.  
12

13 2. ASSET PROTECTION L.L.C. , LONNI ASHLOCK and his successors in  
14 interest, if any, will transfer all of their right, title and interest in or to the Real Property  
15 commonly known as 2300 St. James Place, Modesto, CA, by stipulating to a judgment that the  
16 original deed Document # 2003-0096367-00 recorded on June 13, 2003 in the county of  
17 Stanislaus to the entities by the plaintiff is void. ASHLOCK warrants that he is not aware of any  
18 liens or encumbrances on the Property other than the secured indebtedness to CitiBank  
19 #4835108038 and Countrywide Mortgage # #003454336 which is the indebtedness originally  
20 owed by MARLENE DEDIOS. Defendants will execute such other and further documents as  
21 may be necessary to convey good and insurable title by no later than July 1, 2008.  
22  
23

24 Both parties are also aware that an Abstract of Judgement is recorded on the  
25 property in the amount of \$5,049.93 that was recorded on February 11, 2005 to the benefit of  
26 Citifinancial Services, Inc. from case #348826 in the Superior Court of the County of Stanislaus  
27 that is the sole responsibility of MARLENE DEDIOS and FIDEL DEDIOS, Jointly and severally  
28

1 as deemed by the court..

2 3. A Request for Dismissal of all pending litigation with prejudice shall be prepared  
3 and executed by the parties, to be filed upon the performance of the parties' obligations as set  
4 forth in items 1 and 2 above. ASHLOCK and BUHLER will bear the expense of reasonable  
5 attorney fees.  
6

7 Signed on this 3 day of June in the year of 2008.

8 MARLENE DEDIOS

9 Marlene De Dios

LONNI ASHLOCK, defendant

[Signature]

10 RONALD BUHLER, defendant

[Signature]

11  
12 Marlisa Ferreira

13 MARLISA FERREIRA  
14 ATTORNEY FOR THE PEOPLE

Neil Callahan

15 NEIL CALLAHAN  
16 ATTORNEY FOR LONNI ASHLOCK

Robert Chase

17 ROBERT CHASE  
18 ATTORNEY FOR RONALD BUHLER


JAMES & TRINA SHARP

201 CHURCH ST.

1. ASHLOCK will pay \$2, 500.00 to the Sharps.

Signed on this 19 day of June in the year of 2008.

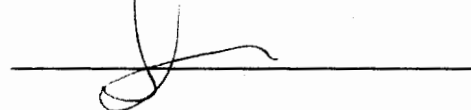
JAMES SHARP



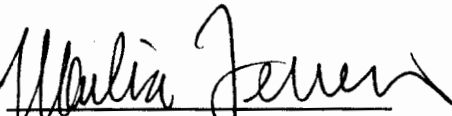
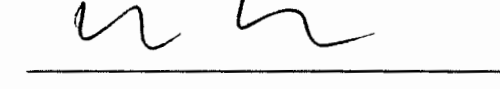
TRINA SHARP



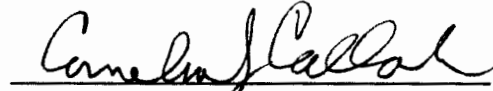
LONNI ASHLOCK, defendant



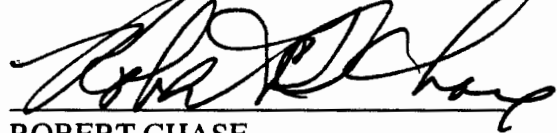
RONALD BUHLER, defendant



MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE



NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK



ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER

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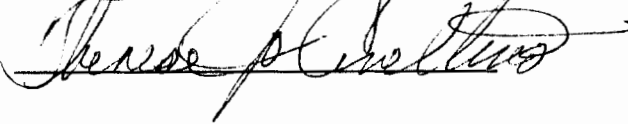
THERESE-JO AVELLINO

2008 ROBERTSON RD.

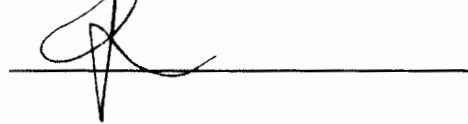
1. ASHLOCK will pay \$2,500.00 to AVELLINO.
2. ASHLOCK agrees to vacate the judgment taken against her tenant/son Paul Mucherino who was delinquent in rent in the amount of of \$2,484.30.

Signed on this 19<sup>th</sup> day of June in the year of 2008.

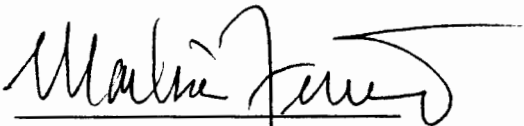
THERESE-JO AVELLINO



LONNI ASHLOCK, defendant



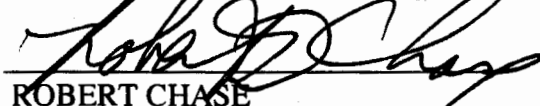
RONALD BUHLER, defendant



MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE



NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK



ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER

1  
2 VICTIMS: JESSE VIZCAINO AND CHRISTINA VIZCAINO

3 2200 WEST F. STREET  
4

5 1. ASHLOCK, CENTRAL VALLEY and/or BUHLER will convey all right, title,  
6 and interest to that certain real property commonly known as 2200 West F Street, Oakdale,  
7 California, APN063-12-34-121 to VIZCAINO ("the Property"). This conveyance will occur by  
8 ASHLOCK, CENTRAL VALLEY and/or BUHLER stipulating to a judgment that the  
9 conveyance (s) by which ASHLOCK, CENTRAL VALLEY and/or BUHLER obtained title to  
10 this real property is void.

11 2. VIZCAINO will execute a Note and Deed of Trust in favor of LONNI ASHLOCK  
12 or his designee in the sum of \$15,075.00; the Note will bear interest at 8% per annum. Payments  
13 of \$110.62 will be due and payable on the first of each month beginning on July 1, 2008. A late  
14 fee of \$6.60 will be payable for payments not received before the tenth of each month. The  
15 remaining balance of the Note will be all due and payable 24 months from the date of the  
16 execution of the Note and Deed of Trust. ASHLOCK is entitled to record a Request of Notice on  
17 the subject real property to insure that payments, taxes and insurance are kept current on the  
18 property.

19 3. A Request for Dismissal of all pending litigation with prejudice shall be prepared  
20 and executed by the parties, to be filed upon the performance of the parties' obligations as set

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1 forth in items 1 and 2 above. ASHLOCK and BUHLER will bear the expense of reasonable  
2 attorney fees for VIZCAINO.

3 Signed on this \_\_\_\_\_ day of June in the year of 2008.

4  
5 JESSE VIZCAINO

6 Jesse Vizcaino  
7

LONNI ASHLOCK, defendant

[Signature]

8 CHRISTINA VIZCAINO

9 Christina Vizcaino  
10

RONALD BUHLER, defendant

[Signature]

11 Marlisa Ferreira  
12 MARLISA FERREIRA  
13 ATTORNEY FOR THE PEOPLE

Neil Callahan  
14 NEIL CALLAHAN  
15 ATTORNEY FOR LONNI ASHLOCK

Robert Chase  
16 ROBERT CHASE  
17 ATTORNEY FOR RONALD BUHLER  
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CHARLES WALKER AND ANNETTE HARMON WALKER

520 WESTFIELD PLACE

1. ASHLOCK will pay \$500.00 to the Walkers

Signed on this 19 day of JUNE in the year of 2008.

CHARLES WALKER

*Charles Walker*

LONNI ASHLOCK, defendant

*[Signature]*

ANNETTE HARMON WALKER

*Annette H. Walker*

RONALD BUHLER, defendant

*[Signature]*

*Marlisa Ferreira*

MARLISA FERREIRA  
ATTORNEY FOR THE PEOPLE

*Neil Callahan*

NEIL CALLAHAN  
ATTORNEY FOR LONNI ASHLOCK

*Robert Chase*

ROBERT CHASE  
ATTORNEY FOR RONALD BUHLER