AR

26 OCT 23 PM 2:22

FILE WITH CLERK OF THE BD. OF SUPERVISORS
BY _____ DEPUTY

Barrett Daffin Frappier
Treder & Weiss, LLP
4004 Belt Line Road
Suite 100
Addison, TX 75001-4320

7160 9668 9670 9250 8504

00000009910522 10/16/2026

KERN COUNTY PUBLIC WORKS DEPARTMENT BUILDING INSPECTION DIVISION AKA KERN COUNTY B
C/O CLERK OF THE BOARD OF SUPERVISORS
1115 TRUXTUN AVENUE, 5TH FLOOR
BAKERSFIELD, CALIFORNIA 93301-4617

IMPORTANT INFORMATION IS CONTAINED WITHIN THE ATTACHED NOTICE.

PLEASE READ CAREFULLY

CA Debt Collection License No. 11709-99

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

03 03 CA N 02 HP

XML_StdBanner_PHP.rpt - (10/14/2026) / Ver-04

EDWARD A. TREDER
State Bar No. 116307
ALEXANDER J. LAUVRAY
State Bar No. 333227
BARRETT DAFFIN FRAPPIER
TREDER & WEISS, LLP
3990 East Concours Street, Ste. 350
Ontario, California 91764
(626) 371-7000 – Phone
(972) 661-7709 – Fax
EdwardT@bdfgroup.com - Email
File No. 9910522
Attorneys for Plaintiff

BY ORDER OF THE BD/SUPV
Referred To County Counsel
9 pgs
Copies Furnished Risk Management
Mailed
Date 10.23.26
Clerk of the Board of Supervisors
By Michelle Frazier Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF KERN – METROPOLITAN DIVISION JUSTICE BUILDING

MIDFIRST BANK,

Plaintiff,

vs.

ROBERT BRACE, an individual; SANDRA MONTOYA, an individual; KERN COUNTY PUBLIC WORKS DEPARTMENT BUILDING INSPECTION DIVISION aka KERN COUNTY BUILDING INSPECTION DEPARTMENT, an agency of the County of Kern; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALL PERSONS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY; and DOES 1 to 10, Inclusive,

Defendants.

CASE NO. 26CUB03783

UNLIMITED CIVIL CASE

ASSIGNED FOR ALL PURPOSES TO:
HON. BERNARD C. BARMANN, JR.
DEPT. H

NOTICE OF PENDENCY OF ACTION

[CCP § 405.20]

NOTICE IS HEREBY GIVEN that Plaintiff MidFirst Bank ("Plaintiff") commenced this civil action on September 24, 2026, against each of the above-named defendants in the above-entitled court.

The civil action affects the title to certain residential real property commonly known as 8820 Eastwind Circle, Bakersfield, California 93306 (APN: 388-371-06-00-0) ("the Property") and legally described as set forth in the True Legal Description attached hereto as **Exhibit 1** and incorporated herein by reference.

The action includes a claim for reformation of the legal description in the Notice of

Manufactured Home (Mobilehome) or Commercial Coach, Installation on a Foundation System (HCD Form 433(A)), recorded on March 15, 2018 as Instrument No. 218030193, Grant Deed recorded on March 27, 2018 as Instrument No. 218036081 ("Grant Deed"), Deed of Trust recorded on October 30, 2019 as Instrument No. 219144735 ("Deed of Trust"), Manufactured Housing Limited Power of Attorney recorded on October 30, 2019 as Instrument No. 219144734 ("Limited POA"), and Loan Modification of Mortgage Agreement recorded on June 1, 2022 as Instrument No. 222086652 ("LMA"), Official Records of Kern County, California.

The action also includes a claim for reformation of the assessor's parcel number in the HCD Form 433(A), Deed of Trust, Limited POA and LMA.

The action also includes a claim for reformation of the description of the Manufactured Home (Mobilehome) in the HCD Form 433(A), Deed of Trust, Limited POA and LMA.

BARRETT DAFFIN FRAPPIER
TREDER & WEISS, LLP

Date: September 30, 2026

By: _____
EDWARD A. TREDER
Attorneys for Plaintiff
MIDFIRST BANK

BDF
LAW GROUP

ESTABLISHED 1990

EXHIBIT 1

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the Unincorporated Area, County of Kern, State of California and is described as follows:

Lot 6 of Tract No. 4606, in the Unincorporated Area, County of Kern, State of California, as per map recorded July 25, 1986 in Book 35, Pages 85 through 88, inclusive, of maps, in the office of the County Recorder of said County.

Excepting therefrom all oil, gas and other hydrocarbon substances in and under said land or which may be produced therefrom together with the right to enter thereon and to prospect for, drill for, produce, clean, treat, save, store, remove, transport, and market said oil, gas and other hydrocarbon substances and to make all use of such surface as shall be necessary or convenient for such purposes, as reserved in Deeds recorded December 5, 1946 in Book 1410 Page 8, official records, as Instrument No. 45408 and 45409.

A waiver of all right to use the surface of said land or any portion thereof to a depth of 500 feet from the surface hereof for the purposes of drilling for of developing all minerals, oil, gas or other hydrocarbon substances within or underlying said land, provided however, that the grantors, their heirs or assigns shall have the right to develop such substances by slant drilling from locations on adjacent lands at depths of more than 500 feet and in such manner as not to disturb the surface of said land or any improvements thereon, by quitclaim deed recorded April 11, 1979 in Book 5189 Page 256, official records.

Tax Account No(s): 388-371-06-00-0

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN BERNARDINO

On September 30, 2026 before me, Elizabeth G. Carter, Notary Public personally appeared Edward A. Treder who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ELIZABETH G. CARTER
COMM. # 2523049
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
COMM. EXPIRES JULY 10, 2029

Signature _____ (Seal)

CERTIFICATE OF SERVICE BY U.S. MAIL
(C.C.P. 1013a, 2015.5, FRCP 5(d))

I, Rita Larsen, declare as follows:

I am employed in San Bernardino County at 3990 E. Concours Street, Suite 350, Ontario, California 91764. I am over the age of eighteen years and am not a party to this action.

On October 16, 2026, I served the attached document on the interested parties in this action, addressed as shown on the ATTACHED SERVICE LIST.

☐ BY MESSENGER, SAME DAY DELIVERY – By placing the document into an envelope addressed to each person shown on the service list and delivering the sealed envelope to a professional messenger service for personal, same day delivery.

☒ BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED – By placing copies of the document into envelopes and depositing the sealed envelopes, with postage thereon fully prepaid, addressed to each person shown on the attached service list, for collection and mailing following ordinary business practices. I am readily familiar with the firm's practice of collection and processing of correspondence for mailing. Under that practice, it would be deposited with the United States Postal Service on that same day in the ordinary course of business.

☐ BY FEDERAL EXPRESS – By placing the document into an envelope and depositing the sealed envelope, with overnight delivery fees paid, addressed to each person shown on the service list, in a facility regularly maintained by Federal Express or delivering the same to a driver authorized by Federal Express to receive documents.

☐ BY FACSIMILE – By sending the document via facsimile from (972) 661-7709 to each person and facsimile number shown on the service list. The transmission was reported as complete and without error. A copy of the activity report(s) generated by the facsimile machine is attached hereto.

☐ BY ELECTRONIC SERVICE PER CCP §§ 1010.6(b)(2), (c); 1013b; CRC 2.251 – By sending the document via email from RitaLa@bdfgroup.com to each person at the email address(es) shown on the attached service list.

☒ STATE – I declare under penalty of perjury under the laws of the State of California that the foregoing facts are true and correct.

☐ FEDERAL – I declare under penalty of perjury under the laws of the United States of America that the foregoing facts are true and correct and that I am employed in the Office of a member of the Bar at whose direction the service was made.

Executed on October 16, 2026, at Ontario, California.

Rita Larsen

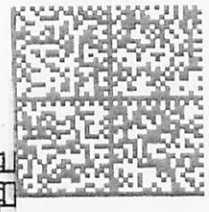
SERVICE LIST

MidFirst Bank v. Robert Brace, et al.

Kern County Superior Court Case No. 26CUB03783

Robert Brace 8820 Eastwind Circle Bakersfield, CA 93306	Defendant
Sandra Montoya 8820 Eastwind Circle Bakersfield, CA 93306	Defendant
Kern County Public Works Department Building Inspection Division aka Kern County Building Inspection Department 2700 "M" Street Bakersfield, CA 93301	Defendant
Kern County Public Works Department Building Inspection Division aka Kern County Building Inspection Department 2700 "M" Street, Suite 400 Bakersfield, CA 93301	Defendant
Kern County Public Works Department Building Inspection Division aka Kern County Building Inspection Department 1715 Chester Avenue Bakersfield, CA 93301	Defendant
Kern County Public Works Department Building Inspection Division aka Kern County Building Inspection Department c/o County Clerk 1115 Truxtun Avenue Bakersfield, CA 93301 – 4639	Defendant
Kern County Public Works Department Building Inspection Division aka Kern County Building Inspection Department c/o Clerk of the Board of Supervisors 1115 Truxtun Avenue, 5th floor Bakersfield, CA 93301 - 4617	Defendant
Kern County Public Works Department Building Inspection Division aka Kern County Building Inspection Department c/o County Counsel 1115 Truxtun Avenue, 4th floor Bakersfield, CA 93301	Defendant

CERTIFIED MAIL



quadient

FIRST-CLASS MAIL
IMI
$011.27
10/16/2026 ZIP 75001
043M32206683

US POSTAGE

26 OCT 23 PM 2:18

FILE
THE
BY