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SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:

OCT 9 3 2013

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 177, Item 139. Last assessed To: Fronie B. Adams. District 1/1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from United Pacific Assets, LLC, assignee for Doris M Hill for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 375281004-2;

(continued on page two)

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the March 12, 2007 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 3, 2007. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 4, 2007, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

Don Kent

Treasurer-Tax Collector

POLICY/CONSENT

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	(per Exec. Office)
COST	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	Consent □ Policy
NET COUNTY COST	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	Consent - Policy 15
SOURCE OF FUNI	DS:	·	-	Budget Adjustr	ment: NO
				For Fiscal Year	: 13/14
C.E.O. RECOMME	NDATION:		APPROVE BY: Ku	M	
County Executive	Office Signatur	re	Karen	Johnson	

MINUTES OF THE BOARD OF SUPERVISORS

		Prev. Agn. Ref.:	District: 1/1	Agenda Number:	9 -
A-30	4/5 Vote		2019 OCT 15		
Positions Ac	Change Orc				

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 177, Item 139.

Last Assessed To: Fronie B. Adams.

DATE: OCT 0 3 2013 **PAGE:** Page 2 of 2

RECOMMENDED MOTION:

2. Deny the claim, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

BACKGROUND: Summary (continued)

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from United Pacific Assets, assignee for Doris M. Hill, heir to the Estate of Dana F. Hill based on an Assignment of Rights to Collect Excess Proceeds dated July 10, 2007, an Affidavit for Collection of Personal Property under California Probate Code 13100-13106 and the death certificate of Dana Francis Hill.

Pursuant to Section 4675 (a) & (b) of the California Revenue and Taxation Code, it is the recommendation of this office that United Pacific Assets, LLC, assignee for Doris M. Hill be denied since they were unable to substantiate their claim. Since there are no other claimants the excess proceeds in the amount of \$8,800.07 will remain unclaimed. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Citizens and Businesses

Pursuant to Section 4673.1 (2) of the California Revenue and Taxation Code, since there was no valid claimant the excess proceeds is being transferred to the Auditor's office for apportionment.

Pursuant to Section 4673.1 (2) of the California Revenue and Taxation Code, the remaining balance of the proceeds to be distributed under this section shall be distributed to each tax fund in an amount bearing the same proportion to the balance remaining as the tax rate for each fund bears to the total tax rate applicable to the property for the fiscal year preceding that in which the property was sold.

ATTACHMENTS (if needed, in this order):

Copy of Excess Proceeds Claim form and supporting documentation is attached.

UNITED PACIFIC ASSETS, LLC

Riverside County Treasure Tax Collector Attn: Excess Proceeds 4080 Lemon St, 4th FI Riverside CA 92501

Re: March 2007 Tax Defaulted Property Sale Claim for Excess Proceeds Our File # GT- 07573 Assessors Parcel Number: 375-281-004

819 W. Roseburg Ave, Ste 275 Modesto, Ca 95350 T 866.505.4107 F 866.608.0547

Included with this cover is a claim for excess proceeds. Below is our claim summary. Please distribute the excess proceeds accordingly.

info@corpasset.com

Summary

- 1. Grant Deed to (Doc ID requested)
- 2. Certificate of Death
- 3. Certificate of Birth
- 4. Affidavit for collection per probate code 13100
- 5. Assignment of Rights to United Pacific Assets, LLC
- 6. Claim for Excess Proceeds by Doris Hill
- 7. Claim for Excess Proceeds by United Pacific Assets, LLC

Please disburse the excess proceeds in the following amounts:

- A. 70 % or approximately \$6,395.20 to Doris Hill
- B. 30 % or approximately \$ 2,740.80 to United Pacific Assets, LLC

Should you have any questions please do not hesitate to contact our office at 866-505-4107

Cordially,

Paul D. Tunison

Managing Member



COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

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This is a true certified copy of the record filed in the County of Los Angeles Department of Health Services if it bears the Registrar's signature in purple ink.

DATE ISSUED

Director of Health Services and Registrar

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.







COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

AFFIDAVIT TO AMEND A RECORD

STATE	E FILE NUMBER	NO	DEATHS AFTER 1-1994 Erasures, Whiteouts, or Alterati	LOS DNS	CAL REGISTRATION DISTRICT AND CERTIFICATE NUM
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ADDITIONAL INFORMATION TO LOCATE	M O	DATE OF EVENT—MM/DD/GC 5/03/2004	YY 6. CITY OF OCCURRE	NCE	7. COUNTY OF OCCURRENCE Los Angeles
RECORD	7.54	name as stated on origina Francis Hill	AL, 9,	MOTHER'S NAME Doris Marie	AS STATED ON ORIGINAL
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10.3	Adult	18255 Vermont	Ave., Gardena, CA	90248	
K INK	AGE adult	m. dill m	other	1	21. DATE SIGNED—MM/DD/GCYY 05/07/2004
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STATE OF CALIFORNIA, DEPARTMENT OF HEALTH SERVICES, OFFICE OF STATE REGISTRA

VS 24(L) (Rev. 1/95)

This is a true certified copy of the record filed in the County of Los Angeles Department of Health Services if it bears the Registrar's signature in purple ink.

DATE ISSUED

Director of Health Services and Registrar

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.





COUNTY OF LOS ANGELES • REGISTRAR-RECORDER/COUNTY CLERK

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FATHER OF CHILD	ICS Angeles 12a HAME OF FATHER—FIRST HAME Franklyn 14 AGE OF FATHER LITTURE OF THIS HIRITIN 29	128 MIDDLE NAME	IGS Angeles 12c LAST HANE H111 16A PRESENT ON LAST OCCUPATION	13 COLOR OR RACE OF FATHER
NFORMANT S ERTIFICATION	HAVE REVIEWED THE ABOVE STATED INFORMATION AND HEREBY CERTIFY THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE	17A PARENT OR OTHER INFORMANT	SIGNATURE HAPPY SIZEA. 170 DATE	SIGNED BY INFORMANT
TTENDANT'S ERTIFICATION	I HEREBY CERTIFY THAT I ATTENDED THIS BIRTH AND THAT THE CHILD WAS BORN ALIVE AT THE HOUR DATE AND PLACE STATED ABOVE	18A PHYSICIAN CONTROL OF THE PHYSICIAN CONTROL	THE STORE	/ VAR AGRATAGE -
EGISTRAR'S ERTIFICATION	19 DATE ON WHICH NAME ADDED BY SUPPLE- MENTAL NAME REPORT	20 LDCAL HEGISTRAB SIGNALIRE	1901 P. D. 7530	CEIVED BY LOCAL REGISTRAR

Filed MAY 15 1964 RAY S. LEE, COUNTY RECORDER

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk,



CHARLES WEISSBURD
Registrar-Recorder/County Clerk

19-0980328

This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar-Recorder/County Clerk.

AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY UNDER CALIFORNIA PROBATE CODE §§ 13100-13106

The undersigned states as follows:

- 1. Dana F. Hill died on or about 05/03/2004, in Los Angele County California.
- 2. At least forty (40) days have elapsed since the death of the decedent, as shown in the attached certified copy of the decedent's death certificate.
- 3. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
- 4. The current gross fair market value of the decedent's real and personal property in California, excluding property described in PC § 13050, does not exceed \$100,000.00.
- 5. There is no real property in the estate.
- 6. The description of the decedent's property to be paid, transferred or delivered to me is as follows:

\$9136.00 +/- in cash from the sale of the decedent's property in Riverside County, California.

- 7. I, Doris M. Hill, am the SOLE successor of the decedent's interest in the property described above, as defined in PC § 13006.
- 8. No other person(s) has a superior right to the interest of the decedent in the property described above.

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

Signature:

Doris M. Hill 20575 Starshine Rd Walnut, Ca 91789

On _______, before me, the undersigned, a Notary Public in and for the said State, personally appeared Doris M. Hill, personally known to me \preceded - (or - \preceded proved to me on the basis of satisfactory evidence) to be the person whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and Official Seal

J. STERLING
Commission # 1681941
Notary Public - California
Los Angeles County
My Comm. Expires Jul 17, 2010

Notary Public in and for the State of CALIFORNIA

County of

Date: 7-10-67

ASSIGNMENT OF RIGHTS TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignors claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to <a href="https://www.unitedle.com/united

(Signature of Party of Interest/Assignor)

Doris M. Hill, an individual and Heir to the Estate of Dana F. Hill 20575 Starshine Drive Walnut, Ca 91789 310-819-0669

STATE OF CALIFORNIA COUNTY OF LDS ANACIES

On 10.2007, before me, the undersigned, a Notary Public in and for said State, personally appeared 10.000 known-to-me (or proven to me on the basis of satisfactory evidence) to be the person whose name was a cknowledged to me that he/sfe/they executed the same.

WITNESS my hand and official seal.

(Signature of Notary)

(This area for official seal)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

(Signature of Assignee)

PAUL D. TUNISON, Managing Member 819 W. Roseburg Ave, Ste 275, Modesto, Ca 95350

STATE OF CALIFORNIA
COUNTY OF Stanisland

On 8, 30, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared PAU D TONISON known to me (-or proven to me on-the-basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same.

Signature of Notary)

COMM # 1495200 rea for official seal)
NOTARY PUBLIC (HILL ORMA)
STANISLAUS COUNTY O
COMM, EXP. JUNE 24, 2009

TAX DEFUALTED PROPERTY CLAIM FOR EXCESS PROCEEDS

Sale Date: 03/12/2007 APN: 375-281-004 Riverside County Tax Collector

We the undersigned claim about \$2,740.80 or 30% of the claimant's share of the excess that had been assigned to **UNITED PACIFIC ASSETS, LLC.**, 1722 H Street, Modesto, CA 95354

We claim status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

We affirm under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Executed this 30th day of AUGUST, 200 Tat Mobesto, CA
City State
Signature
United Pacific Assets, LLC
Paul D Tunison, Managing Member
1722 H Street
Modesto CA 95354
State of Ca Stanislaus County of Stanislaus
on 8.30.07 before me, T.L. ANIGHT NOTALY Pulk, personally appeared to me on the basis of satisfactory evidence; to be the person of whose name (s)
, / 1 add are arrested the same in his/her/therr authorized capacity res/, and
that by his/her/their signature of on the instrument the person of or the entity upon behalf of which the person acted, executed the instrument.
WITNESS my hand and official seal.
Signature (Seal)
T. L. KNIGHT COMM. # 1496200 COMM. # 1496200 COMM. # 1496200 COMM.
STANISLAUS COUNTY COMM. EXP. JUNE 24, 2008

Taylor, Desiree

From:

Taylor, Desiree

Sent:

Wednesday, August 12, 2009 8:21 AM

To: Subject:

'paul@upallc.com' FW: EP177 Item139

Paul,

Another item that I came across this morning was that your packet states that you have included a copy of the Grant Deed but it wasn't in the packet so we are also going to need a copy of that as well. If you have any questions please contact me at the number listed below.

Thank you,

Desiree' D. Taylor

County of Riverside Treasurer-Tax Collector

(951) 955-3842

From: Taylor, Desiree

Sent: Tuesday, August 11, 2009 3:25 PM

To: 'paul@upallc.com' Subject: EP177 Item139

Paul,

This is just a follow up email to confirm all of the things we discussed earlier. I am going to need the following documents to complete your claim.

- 1) Certified Death Certificate of Dana Francis Hill
- 2) The connection between Doris Marie Hill and Fronie Adams. It appears that they might be related since the transfer had a zero doc stamp which usually indicates a parent to child transfer but I could be incorrect. I am hoping that Fronie Adams is Doris' parent and we can just get a birth certificate and a letter stating that when title was transferred that the middle initial was incorrect.

All documentation should be received no later than September 14, 2009. If you have any questions please contact me at the number listed below.

Thank you,

Desiree D. Taylor

County of Riverside Treasurer-Tax Collector Tax Enforcement Unit 951-955-3842 (phone) 951-955-3990 (fax) Mail Stop #1110 ddtaylor@co.riverside.ca.us http://www.countytreasurer.org

DENY CLAIM BY JULY 31, 2012 IF NO RESPONSE

Potenciano, Adrian

From:

Potenciano, Adrian

Sent:

Tuesday, July 17, 2012 8:00 AM

To:

'paul@upallc.com'

Subject:

Doris Hill EP 177 Item # 139 Assessment # 375281004-2

Hello Paul,

I am working on some older files and came across the file above in which you are the agent for Doris Hill. A Final request letter was sent to you on March 29, 2010 requesting additional documentation. Please provide me with the doc's listed below, so I can move forward with your claim. If the doc's are received by July 31, 2012 the claim will be denied.

- Certified Death Certificate for Dana Francis Hill
- Copy of the Deed or Quitclaim placing Dana Hill on title.
- Provide proof that Fronie Adams and Doris B. Hill are related due to the circumstance that title was transferred with a zero doc stamp.

Let me know if you have any questions.

Adrian Potenciano County of Riverside Treasurer-Tax Collector (951) 955-3842

Hrs: Mon- Thurs 8:00-5:00pm

Potenciano, Adrian

To:

paul@upallc.com

Cc:

Taylor, Desiree

Subject:

RE: Doris Hill EP 177 Item # 139 Assessment # 375281004-2

Attachments:

Scanned File from TTC-Treas Bizhub

Paul,

The letter above was sent mailed two years ago requesting documentation within 30 days (which is standard on initial request) and since there was no response I emailed you with 15 days so the claim wouldn't be denied. I was unsure if the request was overlooked or documentation requested was unattainable to sustain the claim, but the 30 day extension on this documentation will be no problem. I have the date of August 16, 2012 as the new date for the documentation.

I look forward to working with you.

Regards,

Adrian Potenciano County of Riverside Treasurer-Tax Collector (951) 955-3842 Hrs: Mon- Thurs 8:00-5:00pm

From: paul@upallc.com [mailto:paul@upallc.com]

Sent: Tuesday, July 17, 2012 8:14 AM

To: Potenciano, Adrian

Subject: RE: Doris Hill EP 177 Item # 139 Assessment # 375281004-2

Hi Adrian,

I appreciate the willingness and ability for Riverside County to finally start processing claims. I know the economy and light staffing has been the challenge.

We feel that giving us less than 15 total days to review and potentially acquire the information you have requested is not long enough. We have attempted to comply with all requests from your office, quiet honestly we were met with little to no response.

In light of Riverside Counties challenges over the past 4 years, I would respectfully request that we be given 30 Days on all files, that you might request information on.

Paul D. Tunison
President
United Pacific Assets, LLC
www.upallc.com
209.568.4280
866.505.4107
866.608.0547 Fax

DENY BY AUGUST 16,2012

otenciano, Adrian

From:

Potenciano, Adrian

Sent:

Tuesday, July 17, 2012 9:39 AM

To:

'paul@upallc.com' Taylor, Desiree

Cc: Subject:

RE: Doris Hill EP 177 Item # 139 Assessment # 375281004-2

Attachments:

SKMBT_50012071707500.pdf; SKMBT_50012071707100.pdf

Paul,

An initial email was sent to your office on August 11, 2009 requesting documentation to support your claim. Then, after we received no response from your office we sent a certified letter requesting the documentation within 30 days. Therefore, in trying to close out our file we were giving you 15 days because we were going to deny your claim. However, since you have requested a 30 day extension we see no reason not to approve this request and all documentation will be due no later than August 16, 2012.

Regards,

Adrian Potenciano County of Riverside Treasurer-Tax Collector (951) 955-3842

Hrs: Mon- Thurs 8:00-5:00pm

From: paul@upallc.com [mailto:paul@upallc.com]

Sent: Tuesday, July 17, 2012 8:14 AM

To: Potenciano, Adrian

Subject: RE: Doris Hill EP 177 Item # 139 Assessment # 375281004-2

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In light of Riverside Counties challenges over the past 4 years, I would respectfully request that we be given 30 Days on all files, that you might request information on.

Paul D. Tunison
President
United Pacific Assets, LLC
www.upallc.com
209.568.4280
866.505.4107
866.608.0547 Fax

-----Original Message-----

From: "Potenciano, Adrian" < APotenciano@co.riverside.ca.us >

Sent: Tuesday, July 17, 2012 8:00am

To: paul@upallc.com

Subject: Doris Hill EP 177 Item # 139 Assessment # 375281004-2

Hello Paul,

I am working on some older files and came across the file above in which you are the agent for Doris Hill. A Final request letter was sent to you on March 29, 2010 requesting additional documentation. Please provide me with the doc's listed below, so I can move forward with your claim. If the doc's are received by July 31, 2012 the claim will be denied.

- Certified Death Certificate for Dana Francis Hill
- Copy of the Deed or Quitclaim placing Dana Hill on title.
- Provide proof that Fronie Adams and Doris B. Hill are related due to the circumstance that title was transferred with a zero doc stamp.

Let me know if you have any questions.

Adrian Potenciano County of Riverside Treasurer-Tax Collector (951) 955-3842 Hrs: Mon-Thurs 8:00-5:00pm

JON CHRISTENSEN Assistant Treasurer-Tax Collector

SUE BAUER SR. CHIEF DEPUTY TREASURER-TAX COLLECTOR

DEBBIE BASHE INFORMATION TECHNOLOGY OFFICER II

GIOVANE PIZANO

March 29, 2010



DON KENT TREASURER GARY COTTERILL
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

United Pacific Assets, LLC Assignee for Doris Hill 819 W Roseburg Ave Ste 275 Modesto, CA 95350

Re:

Apn: 375281004-2

TC 177 Item 139

Date of Sale: March 13, 2006

FINAL REQUEST

Dear United Pacific Assets, LLC

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

Notarized Affidavit for Collection of	Original Note/Payment Book
Personal Property under California	Updated Statement of Monies Owed
Probate Code 13100	(as of dated of tax sale)
Notarized Statement of	Articles of Incorporation (if applicable
different/misspelled namefor	Statement by Domestic Stock)
Notarized Statement Giving Rights to	Court Order Appointing Administrator
Collect/Claim on behalf of	X Deed (Quitclaim/Grant etc)
Copy of Trust/Will (Complete) for	X Other - The connection between Doris
X Certified Death Certificate's for Dana	Hill and Fronie Adams. Or perhaps a
Francis Hill	letter from Fronie Adams stating that she
Copy of Birth Certificate for	did transfer title to Doris Hill but that on
Copy of Marriage Certificatefor	the deed the middle initial was incorrect.
	•

If your documentation is not received within 30 days, (April 29, 2010) your claim will be denied.

If you should have any questions, please contact me at the number listed below.

Sincerely,

Desiree Taylor

Desiree Taylor
Tax Enforcement Unit
(951) 955-3842
(951) 955-3990 Fax

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse 	A Signature. Agent X
so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by (Printed Name) C. Date of Delivery E. Wallace APR 2 2 2015
1. Article Addressed to:	D. Is delivery address different from item 1? \(\sigma\) \(\vec{vec}\) \(\vec{vec}\) If YES, enter delivery address below: \(\sigma\) No
EP177 Item139 United Pacific Assets, LLC	
Modesto. CA 95350	3. Service Type Gertified Mail
	4. Restricted Delivery? (Extra Fee) ☐ γes
2. Article Number (Transfer from service label) 7003 221	7003 2260 0004 1562 1739
PS Form 3811, August 2001 Domestic Return Receipt	rn Receipt 102595-02-M-1540

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