

FORM APPROVED COUNTY COUNSEL 6/15/15
BY: GREGORY P. PRIAMOS DATE

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

605A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
JUN 15 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 19. Last assessed to: Reginald Lowery, a married man as his sole and separate property. District 1 [\$2,637] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Reginald Lowery, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 315201002-4;
- (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 August 20, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded October 2, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on October 30, 2013 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.

(continued on page two)

Don Kent
Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,637	\$ 0	\$ 2,637	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale
Budget Adjustment: N/A
For Fiscal Year: 15/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 1

Agenda Number:

9-60

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 19. Last assessed to: Reginald Lowery, a married man as his sole and separate property. District 1 [\$2,637] Fund 65595 Excess Proceeds from Tax Sale.

DATE: JUN 15 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Reginald Lowery in the amount of \$2,637.14 no sooner than ninety days from the date of this order, 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 Reginald Lowery based on an Individual Quitclaim Deed recorded November 3, 2005 as Instrument No. 2005-0914116.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Reginald Lowery be awarded excess proceeds in the amount of \$2,637.14. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion.

Impact on Citizens and Businesses

Excess proceeds are being released to the last assessee of the property.

ATTACHMENTS (if needed, in this order):

A copy of the Excess Proceeds Claim form and supporting documentation are attached.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TREASURER-TAX COLLECTOR

TC 197 Item 19 Assessment No.: 315201004-6

FEB 14 2014



Assessee: LOWERY, REGINALD

RECEIVED

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2637.14 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2005-0914116, recorded on 11/03/2005. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Four horizontal lines for listing documentation.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 14 day of February, 2014 at Riverside California
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Reginald Lowery
Print Name

Print Name

12092 Amber Hill Trl
Street Address

Street Address

Moreno Valley CA 92557
City, State, Zip

City, State, Zip

(310) 779-3505 cell (951) 363-8152
Phone Number

Phone Number

Regy2000@aol.com

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
Chrisangela Walston, Esq.
Law Office of Chrisangela Walston
110 South La Brea Avenue, Suite 240
Inglewood, CA 90301

DOC # 2005-0914116

11/03/2005 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



MAIL TAX STATEMENTS TO:

Reginald Lowery
1411 N. Pearl Avenue
Compton, CA 90221

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

INDIVIDUAL QUITCLAIM DEED

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The undersigned grantor declares:

Documentary transfer tax is \$ -0-

"This is a bonafide gift and the grantor received nothing in return, R&T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOSEPH DALE LOWERY, also known as JOSEPH DALE LOWERY, JR., an unmarried man, hereby grants to REGINALD LOWERY, a married man, as his sole and separate property, the following described unimproved real property in the County of Riverside, State of California, described as follows:

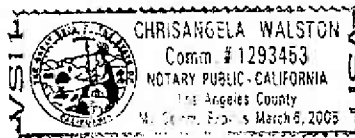
Unimproved Lot in Riverside County
APN: 315201004-6
Legal Description: Lot 4 MB 015/057 Upton Acres 8

Dated: 1-26-, 2005

Joseph Dale Lowery
JOSEPH DALE LOWERY

State of California) ss:
County of Los Angeles)

On Jan 26, 2005, before me, CHRISANGELA WALSTON, personally appeared JOSEPH DALE LOWERY, personally known to me (or 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.



WITNESS my hand and official seal.

Chrisangela Walston
NOTARY PUBLIC

TREASURER-TAX COLLECTOR

FEB 14 2014

RECEIVED

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