

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 10/1/15

Departmental Concurrence

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

636A



**SUBMITTAL DATE:
 OCT 01 2015**

FROM: Don Kent, Treasurer-Tax Collector

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 205. Last assessed to: Cesar Beltran and Sara Rangel, husband and wife as joint tenants. District 4 [\$1,902]. Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:
 1. Approve the claim from Sara Rangel, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 723324006-1;
 (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	\$ 1,902	\$ 0	\$ 1,902	\$ 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 10/26/15
 County Executive Office Signature Samuel Wong

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: | District: 4 | Agenda Number:

9-24

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 205. Last assessed to: Cesar Beltran and Sara Rangel, husband and wife as joint tenants. District 4 [\$1,902]. Fund 65595 Excess Proceeds from Tax Sale:

DATE: OCT 01 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Sara Rangel in the amount of \$1,902.34, 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.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$1,902.33 to the county general fund pursuant to Revenue and Taxation Code Section 4674.

BACKGROUND:

Summary (continued)

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's Office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

- Examined title reports to notify all parties of interest attached to the parcel.
- Researched all last assessee's through the County's Property Tax System for any parties of interest.
- Used Accurint (people finder) to notify any new addresses that may be listed for our parties of interest.
- Advertised in newspapers for three consecutive weeks in the Desert Sun, Palo Verde Valley Times and the Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
- Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4675.

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on October 2, 2013.

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

1. Claim from Sara Rangel based on a Grant Deed recorded November 30, 2005 as Instrument No. 2005-0990685.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Sara Rangel be awarded excess proceeds in the amount of \$1,902.34. Since there are no other claimants the unclaimed excess proceeds in the amount of \$1,902.33 will be transferred to the county general fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Citizens and Businesses

Excess proceeds are being released to the last assessee and transferred to the county general fund.

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

TC 197 Item 205 Assessment No.: 723324006-1

Assessee: BELTRAN, CESAR & RANGEL, SARA

Situs: 72540 BEACON DR MECCA 92254

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

2014 OCT -1 PM 1:48

RECEIVED

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3,804.67 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. _____; recorded on _____. A copy of this document is attached hereto. 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.

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 30th day of September, 2014 at Riverside, CA
County, State

Sara Rangel
Signature of Claimant

Signature of Claimant

SARA RANGEL
Print Name

Print Name

73-810 East Palm Ave.
Street Address

Street Address

Mecca, CA 92254
City, State, Zip

City, State, Zip

(760) 393-9379
Phone Number

Phone Number

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

CESAR BELTRAN AND
70385 CONCHELLA DRIVE
NORTH SHORE, CALIFORNIA 92254

DOC # 2005-0990685
11/30/2005 08:00A Fee:7.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		1			✓			
									✓
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Escrow No. 57053509 - F24
Order No. 57053509 - F03
CHICAGO TITLE CO. ORDER NO.57053509-F03

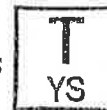
Assessor's Parcel No:
723-324-006-1

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$19.80

- unincorporated area City of
- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining at time of sale, and

TRA: 058-020



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOHN R. CARBERRY and ALBERTA S. CARBERRY, HUSBAND AND WIFE, AS JOINT TENANTS

57053509-F03

hereby GRANT(S) to
CESAR BELTRAN AND SARA RANGEL, HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the
County of RIVERSIDE, State of California:

LOT 189 OF TRACT 2538, AS SHOWN BY MAP ON FILE IN BOOK 46, PAGES 34 TO 36 INCLUSIVE OF
MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SUBJECT TO CONDITIONS, COVENANTS RESTRICTIONS RESERVATIONS, RIGHTS AND RIGHTS OF WAY
AND EASEMENTS OF RECORD COMMON IN SAID TRACT.

Dated October 24, 2005

STATE OF ~~CALIFORNIA~~ Nevada
COUNTY OF Nye } ss.
On October 31 2005 before me,

John R. Carberry ✓
JOHN R. CARBERRY
Alberta S. Carberry ✓
ALBERTA S. CARBERRY

Michael Holt
a Notary Public in and for said County and State, personally appeared
JOHN R. CARBERRY and ALBERTA S. CARBERRY

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
the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Michael Holt
Signature of Notary

July 20 2009
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip