

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**

635 A



**FROM:** Don Kent, Treasurer-Tax Collector

**SUBMITTAL DATE:**  
**OCT 01 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 46. Last assessed to: Rommel Dunbar, a single man. District 1 [\$30,672]. Fund 65595 Excess Proceeds from Tax Sale.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from Rommel Dunbar, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 256073001-6;  
 (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 February 4, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded March 21, 2014. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on April 22, 2014 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	\$ 30,672	\$ 0	\$ 30,672	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> 15/16	

**C.E.O. RECOMMENDATION:** APPROVE

BY: Samuel Wong 10/26/15  
 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:

9-25

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 46. Last assessed to: Rommel Dunbar, a single man. District 1 [\$30,672]. 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 Rommel Dunbar in the amount of \$30,672.53, 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 Rommel Dunbar based on a Grant Deed recorded October 19, 2006 as Instrument No. 2006-0768391.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Rommel Dunbar be awarded excess proceeds in the amount of \$30,672.53. 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 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

TC 199 Item 46 Assessment No.: 256073001-6

Assessee: DUNBAR, ROMMEL

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED  
2015 FEB 24 PM 2:32  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 30,000 Appx 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. 2006-0768391; recorded on 10/19/06. 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.**

- 1) Grant Deed - Document # 2006-0768391
- 2) Deed of Trust with Assignment of Rents as Additional Security - Document # 2006-0768392

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 13 day of February, 2015 at Riverside, CA  
County, State

Rommel Dunbar  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Rommel Dunbar  
Print Name

\_\_\_\_\_  
Print Name

4171 Hines  
Street Address

\_\_\_\_\_  
Street Address

Riverside, CA 92505  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

(951) 347-1664  
Phone Number

\_\_\_\_\_  
Phone Number

DOC # 2006-0768391  
 10/19/2006 08:00A Fee:10.00  
 Page 1 of 2 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

N.R.L.L. East, LLC

WHEN RECORDED MAIL DOCUMENT TO:

Rommel Dunbar  
 4171 Hines  
 Riverside, CA 92505

Reference No. 108-076

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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									037

TRA# 080-034

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$84.70

computed on full value of property conveyed, Unincorporated Area

14

C  
037

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 N.R.L.L. East, LLC, a Florida limited liability company

M  
037

hereby GRANT(s) to

Rommel Dunbar, a single man

the following described real property in the County of Riverside  
 State of California

LOT 43 OF UNIVERSITY CITY UNIT No. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS  
 PER MAP RECORDED IN BOOK 23 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
 SAID COUNTY.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

APN: 256-073-001



N.R.L.L. East, LLC  
 a Florida limited liability company

DATED 08/31/2006

STATE OF CALIFORNIA

COUNTY OF ORANGE

*[Signature]*  
 Theresa Ibarra  
 Vice President, N.R.L.L. Escrow  
 a Notary Public, personally appeared

On 9/5/2006 before me *[Signature]*  
 Theresa Ibarra

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.

*[Signature]*  
 Signature



MAIL TAX STATEMENT TO: Rommel Dunbar, 4171 Hines, Riverside, CA 92505

**EXHIBIT "A"**  
**Legal Description**

**THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA:**

**LOT 43 OF UNIVERSITY CITY UNIT No. 1, IN THE COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 91 OF MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**EXCEPT ONE HALF OF ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS,  
NATURAL GAS AND OTHER HYDROCARBONS, WITHIN OR UNDER SAID LAND,  
WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND  
OPERATING THEREFOR AND REMOVING SAME FROM SAID LAND, (INCLUDING  
THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS  
OTHER THAN THOSE ABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND  
SHAFTS INTO, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY  
DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE  
EXTERIOR LIMITS THEREOF; WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE,  
EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF  
THE SUBSURFACE OF SAID LAND, AS SET OUT IN DEED FROM SOUTHERN  
FINANCE SERVICE, A CALIFORNIA CORPORATION, RECORDED MAY 20, 1959 AS  
INSTRUMENT 43386 OF OFFICIAL RECORDS.**

**BEING THE SAME PROPERTY CONVEYED TO N.R.L.L. EAST, FROM JUNE M.  
KIRCHNER, A SINGLE WOMAN, RECORDED 3/14/2006, IN DEED INSTRUMENT NO.  
06-0179911, IN THE OFFICE OF RIVERSIDE COUNTY, CALIFORNIA**

**APN: 256-073-001**

RECORDING REQUESTED BY

N.R.L.L. EAST, LLC  
A Florida Limited Liability Company

AND WHEN RECORDED MAIL TO

N.R.L.L. EAST, LLC  
1 Mauchly  
Irvine, CA 92618

Auction Item #: 108-076



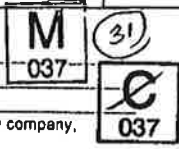
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(M)	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 037

DEED OF TRUST WITH ASSIGNMENT OF RENTS AS ADDITIONAL SECURITY

This DEED OF TRUST, made as of July 16, 2006, between

~~Rommel Dunbar~~ Rommel Dunbar, a single man,  
herein called TRUSTOR, whose address is 4171 Hines, Riverside, CA, 92505

CHICAGO TITLE COMPANY, a California Corporation, herein called TRUSTEE, and N.R.L.L. EAST, LLC, a Florida limited liability company, herein called BENEFICIARY,



Trustor irrevocably grants, transfers and assigns to Trustee In Trust, with Power of Sale that property in Riverside County, State of California, described as

LOT 43 OF UNIVERSITY CITY UNIT No. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. See Exhibit 'A' attached hereto and made a part hereof for more part, BEING THE SAME PROPERTY CONVEYED TO N.R.L.L. EAST, FROM JUNE M. KIRCHNER, A SINGLE WOMAN, RECORDED 3/14/2006, IN DEED INSTRUMENT #06-0179911, IN THE OFFICE OF RIVERSIDE COUNTY, CA.

Parcel ID: 256-073-001

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of \$66,529.70 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379
Alpine	3	130-31	Lake	437	110	Plumas	166	1307
Amador	133	438	Lassen	192	367	Riverside	3778	347
Butte	1330	513	Los Angeles	7-3878	874	Sacramento	71-10-26	615
Calaveras	185	338	Madra	911	136	San Benito	360	405
Colusa	323	391	Mariposa	1849	122	San Bernardino	8213	768
Contra Costa	4684	1	Merced	90	453	San Francisco	A-804	596
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137
Fresno	5052	623	Moder	191	93	San Mateo	4778	175
Glenn	469	76	Monterey	69	362	Santa Barbara	2065	881
Humboldt	801	83	Napa	357	339	Santa Clara	6626	664
Imperial	1189	701	Nevada	704	742	Santa Cruz	1838	607
Inyo	165	672	Orange	363	94	Shasta	880	633
Kern	3756	690		7182	18	San Diego Series 5 Book 1964, Page 149774		

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties) are preprinted on the following pages hereof and are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth

Rommel Dunbar (Trustor)

\_\_\_\_\_  
(Trustor)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of California )  
County of Los Angeles ) s.s.

On July 16, 2006 before me, Hector Reyes, Notary Public, personally appeared Rommel Dunbar

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.



Hector Reyes  
(Signature of Notary Public)

**EXHIBIT "A"**  
**Legal Description**

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DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE  
EXTERIOR LIMITS THEREOF; WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE,  
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THE SUBSURFACE OF SAID LAND, AS SET OUT IN DEED FROM SOUTHERN  
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06-0179911, IN THE OFFICE OF RIVERSIDE COUNTY, CALIFORNIA

APN: 256-073-001



GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(909) 486-7000

<http://riverside.usrclkrec.com>

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Hector Reyes

Commission #: 1636448

Place of Execution: Irvine, CA 92618

Date Commission Expires: January 9, 2010

Date: October 11, 2006

Signature: Charles P. Geraschel (of W.R.L. East LLC)

Print Name: Charles P. Geraschel