

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

123A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:

AUG 07 2012

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 182, Item 314.
Last assessed to: Isabel Lopez Lozano, a single woman.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the claim from Isabel Lopez Lozano, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 778060008-8;
- 2) Authorize and direct the Auditor-Controller to issue a warrant to Isabel Lopez Lozano in the amount of \$9,000.00, no sooner than ninety days from the date of this order, unless pursuant to the California Revenue and Taxation Code 4675, an appeal has been filed in Superior Court.

BACKGROUND: (Continued on page two)


Don Kent, Treasurer-Tax Collector

FINANCIAL
DATA

Current F.Y. Total Cost: \$ 9,000.00
Current F.Y. Net County Cost: \$ 0.00
Annual Net County Cost: \$ 0.00

In Current Year Budget: NO
Budget Adjustment: N/A
For Fiscal Year: 2012-13

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale

Positions To Be Deleted Per A-30 ☐
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Karen L. Johnson

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: September 25, 2012
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.26

FORM APPROVED COUNTY COUNSEL

BY:  DALE A. GARDNER DATE: 8/7/12

Departmental Concurrence

☒ Policy

☐ Consent

Dep't Recomm.:
Per Exec. Ofc.:

BOARD OF SUPERVISORS

Form 11:

Page 2

BACKGROUND: (Continued)

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 16, 2009 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 5, 2009. 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, 2009, 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.

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

- 1) Claim from Isabel Lopez Lozano, last assessee, based on a Quitclaim Deed recorded December 13, 1996 as Instrument No. 470463.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Isabel Lopez Lozano be awarded excess proceeds in the amount of \$9,000.00. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion.

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 182 Item 314 Assessment No.: 778060008-8

Assessee: LOZANO, ISABEL LOPEZ

Situa:

Date Sold: March 16, 2009

Date Deed to Purchaser Recorded: May 5, 2009

Final Date to Submit Claim: May 5, 2010

RECEIVED
2010 MAY -3 AM 8:00
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 9,000.00 from the sale of the above mentioned real property. I/We were the ☐ (ie. holder(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. 94396; recorded on MAY 9, 1979. 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.

GRANT DEED - JUAN LOPEZ & FLORENCE LOPEZ (ORIGINAL OWNER)
QUITCLAIM DEED - FROM ORIGINAL OWNER TO ISABEL LOPEZ LOZANO.

AMOUNT PREVIOUSLY OWED: \$2000.00

If the property is held in Joint Tenancy, the tax sale 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 23rd day of April, 2010 at IMPERIAL, CALIFORNIA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

ISABEL LOPEZ LOZANO
Print Name

Print Name

543 GILES AVE
Street Address

Street Address

CALEXICO, CA 92231
City, State, Zip

City, State, Zip

760.679.4010
Phone Number

Phone Number

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME
STREET ADDRESS
CITY
STATE
ZIP

ISABEL LOPEZ LOZANO
543 GILES AVENUE
CALEXICO, CA 92231

470463 RECEIVED FOR RECORD
AT 8:00 O'CLOCK
DEC 13 1996

Recorder in Office
of Riverside County, California
Recorder
Fee \$ 9

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ -0-
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens and
encumbrances remaining at the time of sale.

Signature of Declarant or Agent Deforming Tax _____ (Print Name)

JUAN LOPEZ AND FLORENCE LOPEZ, HUSBAND AND WIFE

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise.

release and forever quitclaim to ISABEL LOPEZ LOZANO, A SINGLE WOMAN

the following described real property in the City of COACHELLA

County of RIVERSIDE State of California:

LOT 5 IN BLOCK 26 OF COACHELLA, AS SHOWN BY MAP ON FILE IN BOOK 4
PAGE 52 OF MAPS, RIVERSIDE COUNTY RECORDS.

SAID PROPERTY IS ALSO SITUATED IN THE CITY OF COACHELLA AND IN THE
COACHELLA VALLEY COUNTY WATER DISTRICT.

Assessor's parcel No. 765 251 010 6

Executed on 3-28 1996 Calexico, CA 92231

Juan Lopez
Florence Lopez

STATE OF CALIFORNIA

COUNTY OF Imperial

On this 28 day of March in the year 1996 before me,
the undersigned, a Notary Public in and for said State, personally appeared

Juan Lopez
Florence Lopez

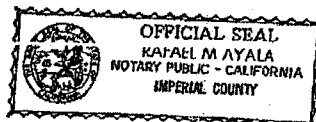
personally known to me (or proved to

me on the basis of satisfactory evidence) to be the person(s) whose name

and subscribed to the within instrument, and acknowledged to me that

he executed it.

WITNESS my hand and official seal.



(This area for official notarial seal)

MAIL TAX

STATEMENTS TO Isabel Lopez Lozano 543 Giles Avenue, Calexico, CA 92231

WELCOTT'S FORM 700, Rev. 8-84
QUITCLAIM DEED (one class 3)

This standard form is intended for the typical situations encountered in the legal field. However, before you sign
this it, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction.
Consult a lawyer if you doubt the form's fitness for your purpose and use.

1984 WELCOTT'S, INC.

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME
STREET
ADDRESS
CITY
STATE
ZIP

ISABEL LOPEZ LOZANO
543 GILES AVENUE
CALEXICO, CA 92231

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE _____

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ -0-

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens and
encumbrances remaining at the time of sale.

[Signature]
Signature of Declarant or Agent Determining Tax

Firm Name

JUAN LOPEZ AND FLORENCE LOPEZ, HUSBAND AND WIFE

(print or type name of grantor(s))

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise,

release and forever quitclaim to ISABEL LOPEZ LOZANO, A SINGLE WOMAN

the following described real property in the City of COACHELLA

County of RIVERSIDE

State of California:

LOT 5 IN BLOCK 26 OF COACHELLA, AS SHOWN BY MAP ON FILE IN BOOK 4
PAGE 52 OF MAPS, RIVERSIDE COUNTY RECORDS.

SAID PROPERTY IS ALSO SITUATED IN THE CITY OF COACHELLA AND IN THE
COACHELLA VALLEY COUNTY WATER DISTRICT.

Assessor's parcel No. 765 261 010 6

Executed on 3-28, 1988, at CALEXICO, CA, 92231

(City and State)

STATE OF CALIFORNIA

COUNTY OF Imperial

On this 28 day of March in the year 1988, before me
the undersigned, a Notary Public in and for said State, personally appeared

Juan Lopez
Florence Lopez

personally known to me (or proved to
me on the basis of satisfactory evidence) to be the person(s) whose name(s)

ALL subscribed to the within instrument, and acknowledged to me that

they executed it

WITNESS my hand and official seal



[Signature]
Notary Public in and for said State

(This area for official notarial seal)

MAIL TAX

STATEMENTS TO Isabel Lopez Lozano 543 Giles Avenue, Calexico, CA 92231

NAME

ADDRESS

ZIP

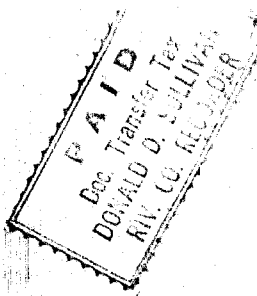
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

94396

NAME
ADDRESS
CITY &
STATE
ZIP

Juan Lopez and Florence Lopez
53-046 Calle Camacho
Coachella, Ca. 92236

Title Order No. 482575 Escrow No. 6346



RECEIVED FOR RECORD

AT 9:00 O'CLOCK A.M.

At Request of

SAFECO TITLE INSURANCE CO.

Book 1979, Page 94396

MAY 9 - 1979

Recorded in Official Records
of Riverside County, California

Deed Section Recorder

FEES \$ 3-

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 2.75 and is

- ☒ 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 thereon at the time of sale. The land, tenements or realty is located in
☐ unincorporated area ☒ city of Coachella

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Blanche M. Hayward, a widow

hereby GRANT(S) to

Juan Lopez and Florence Lopez, husband and wife as joint tenants

the following described real property in the
county of Riverside, state of California:

Lot 5 in Block 26 of Coachella, as shown by map on file in book 4 page 52 of
Maps, Riverside County Records.

Said property is also situated in the City of Coachella and in the Coachella
Valley County Water District.

Dated April 26, 1979

765 2610106
Blanche M. Hayward
Blanche M. Hayward



EH756825348US



Addressee Copy
Label 11-8, March 200

UNITED STATES POSTAL SERVICE®

Post Office To Addressee

ORIGIN (POSTAL SERVICE USE ONLY)

PO Zip Code	Day of Delivery <input type="checkbox"/> Next <input type="checkbox"/> 2nd <input type="checkbox"/> 2nd Del. Day	Postage \$
Date Accepted	Scheduled Date of Delivery	Return Receipt Fee
Mo. Day Year	Month Day	COD Fee \$ Insurance Fee \$
Time Accepted <input type="checkbox"/> AM <input type="checkbox"/> PM	Scheduled Time of Delivery <input type="checkbox"/> Noon <input type="checkbox"/> 3 PM	Total Postage & Fees \$
Flat Rate <input type="checkbox"/> or Weight lbs.	Military <input type="checkbox"/> 2nd Day <input type="checkbox"/> 3rd Day	Acceptance Emp. Initials
	Int'l Alpha Country Code	

FROM: (PLEASE PRINT) PHONE ()

DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature
Mo. Day		
Delivery Attempt	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature
Mo. Day		
Delivery Date	Time <input type="checkbox"/> AM <input type="checkbox"/> PM	Employee Signature
Mo. Day		

CUSTOMER USE ONLY

☐ WAIVER OF SIGNATURE (Domestic Mail Only)
Additional merchandise insurance is void if
signature of addressee or addressee's agent (if delivery employee
judges that article can be left in secure location) and I
authorize that delivery employee's signature constitutes
valid proof of delivery.

☐ NO DELIVERY
☐ Weekend ☐ Holiday ☐ Mailer Signature

TO: (PLEASE PRINT) PHONE ()

ZIP + 4 (U.S. ADDRESSES ONLY. DO NOT USE FOR FOREIGN POSTAL CODES.)

FOR INTERNATIONAL DESTINATIONS, WRITE COUNTRY NAME BELOW

FOR TRACKING
usps.com
2-1811