

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

959A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
JUN 02 2014

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 185, Item 17.
Last assessed to: Lizzie L. Thomas, an unmarried woman. District 1/1 [\$26,448] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Lizzie L. Thomas for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 221110016-0;

(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 16, 2010 public auction sale. The deed conveying title to the purchasers at the auction was recorded April 26, 2010. 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 3, 2010, 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)

Jon Christensen on behalf of Don Kent,
Treasurer-Tax Collector

FORM APPROVED COUNTY COUNSEL
BY: W. Ashley DATE: 6/12/14
DALE D. CHRISTENSEN, Treasurer

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost	POLICY/CONSENT (Per Exec. Office)
COST	\$ 26,448	\$ 0	\$ 26,448	\$ 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: 14/15

C.E.O. RECOMMENDATION:

APPROVE

BY: Samuel Wong
Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: Jeffries
Date: July 15, 2014
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: [Signature]
Deputy

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

Prev. Agn. Ref.: | District: 1/1 | Agenda Number:

9-11

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 185, Item 17.

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PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Lizzie L. Thomas in the amount of \$26,448.48, 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 Lizzie L. Thomas based on a Grant Deed recorded June 27, 1975 as Instrument No. 75901.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Lizzie L. Thomas be awarded excess proceeds in the amount of \$26,448.48. 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 the last assessee of the property.

ATTACHMENTS (if needed, in this order):

Copy of 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 and Tax Collector

Re: Claim for Excess Proceeds

TC 185 Item 17 Assessment No.: 221110016-0

Assessee: THOMAS, LIZZIE L

Situs: 2347 GEORGIA ST RIVERSIDE

Date Sold: March 16, 2010

Date Deed to Purchaser Recorded: April 26, 2010

Final Date to Submit Claim: April 26, 2011

RECEIVED
2011 APR 25 PM 4:14
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 26,883.00 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. 75901; recorded on 6/27/1975. 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 Tentants 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 APRIL, 2011 at BATON ROUGE, LA 70809
County, State

Lizzie L Thomas
Signature of Claimant

Lizzie L Thomas
Signature of Claimant

Lizzie L Thomas
Print Name

Print Name

6630 Sigora Lane J94
Street Address

Street Address

Baton Rouge, LA 70809
City, State, Zip

City, State, Zip

225-341-0233 - 225-291 5076
Phone Number

Phone Number

75901

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME: Lizzie L. Thomas
Address: 2947 Georgia Avenue
City & State: Riverside, California

PAID
Doc. Transfer Tr.
W. D. BALOGH
RIV. CO. RECORDER

RECEIVED THE RECORDS

JUN 27 1975

1975 Fee 75901

W.D. Balogh

REC 1

MAIL TAX STATEMENTS TO

NAME: Mason McDuffie Co. of So. Ca.
Address:
City & State:

SPACE ABOVE THIS LINE FOR RECORDING FEE

Documentary transfer tax \$ 5
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
existing thereon at time of sale.

Signature of declarant or agent determining tax - firm name
 Unincorporated area City of Riverside

Escrow No. 75147

Title Order No. 12328

Grant Deed

THIS FORM FURNISHED BY STEWART TITLE COMPANY OF RIVERSIDE COUNTY

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

CARL EDWARD COLE, a single man

hereby GRANT(S) to LIZZIE L. THOMAS, an unmarried woman

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

Lots 35 and 36, Block 2, JARVIS SUBDIVISION of Block 14 of CASTLEMAN'S ADDITION to Riverside as shown by map on file in Book 5, page 44 of Maps, Records of San Bernardino County, California, together with an easement for sewer purposes over the northerly portion of Lots 33 and 34 of the above described subdivision, with the rights of ingress and egress for maintenance of same.

- SUBJECT TO:
1. General and special taxes for the fiscal year 1975-76
 2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any.
 3. A Trust Deed of record in favor of MASON - MC DUFFIE CO. OF SOUTHERN CALIFORNIA

Dated May 7, 1975

Carl E. Cole
Carl Edward Cole

STATE OF CALIFORNIA, ss.
COUNTY OF Riverside

Verlon D. Cole
Verlon D. Cole
Nancy M. Muller
Nancy M. Muller

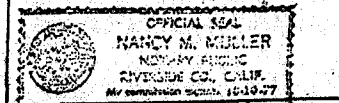
On June 27, 1975 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carl Edward Cole known to me to be the person whose name is subscribed to the within instrument, as a witness therein, who being by me duly sworn, deposed and said:

That Verlon D. Cole and that we present and are Carl Edward Cole and Verlon D. Cole

personally known to him to be the same person described in, and whose name is subscribed to the within instrument, as a witness, and that aforesaid his name appears on a witness

Signature: *Nancy M. Muller*
Nancy M. Muller
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



END RECORDED DOCUMENT

W. D. BALOGH, COUNTY RECORDER



City of Riverside
 Community Development Department
Code Enforcement Division
 3900 Main Street, Riverside, CA 92522
 (951) 826-5633



WEED ABATEMENT NOTICE OF VIOLATION

221-110-016
 THOMAS LIZZIE L
 1168 E 10TH ST #219
 LONG BEACH CA 90813

Date: APR 08 2010

Subject Property: 221-110-016-2

The City of Riverside Code Enforcement Division is conducting semi-annual weed and waste inspections throughout the City to ensure that property owners maintain their properties free of nuisances as required by the Riverside Municipal Code. "Nuisance" means a condition that constitutes blight, a public health hazard or a public safety hazard.

You are hereby given NOTICE that one or more of the following nuisances exist on the subject property: "Green Waste" (including without limitation: overgrown, dead, or decaying vegetation, tall green grass, and weeds); and/or other "Solid Waste" (including without limitation: trash, debris, junk, concrete, asphalt, construction materials, furniture, scrap metal, scrap lumber, machinery, appliance(s), inoperable vehicle(s), equipment, or any portion, piece, or part thereof). [RMC 6.15.020]

You are responsible for 1.) weeding the subject property by mowing, discing, and performing any necessary handwork along fence lines, sidewalks, parkways, driveways, streets, or structures; and 2.) cleaning the subject property of all Green Waste and Solid Waste.

ALL VIOLATIONS ARE TO BE CORRECTED BY: MAY 08 2010

If the violation(s) is not abated by the date indicated above, citations or fines up to \$1000 per day and/or other legal action may be taken against you. Also, the City of Riverside may abate the violation(s) and assess all costs against the subject property by either an invoice for service or with a lien (the charges for abatement work and an administrative fee will be added to the subject property's tax bill). A Notice of Pendency may be filed with the Riverside County Recorder against the subject property's title.

Failure to abate the nuisance by the date indicated above or properly appeal this NOTICE shall be deemed your denial of consent for entry onto the property by the City or its agents to abate the violation(s) for purposes of obtaining an abatement warrant.

You may appeal this NOTICE in writing to the Code Enforcement Division, Community Development Department **no later than ten (10) calendar days from the NOTICE Date.** Failure to file an appeal in a timely manner shall result in your waiving any and all appeal rights provided by the Riverside Municipal Code.

If you have any questions about this NOTICE, please call (951) 826-2386 Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. For faster service, please have the Assessor's Parcel Number (APN)/Subject Property number ready.

Thank you for your cooperation.