

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

432A



FROM: Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:
AUG 18 2014**

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 189, Item 461. Last assessed to: Ron Houck and Tracy Houck, husband and wife. District 4/5 [\$2,247] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Ron Houck and Tracy Houck AKA Tracy R. Houck, last assessees for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 642212014-0;

(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 15, 2011 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 18, 2011. 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 2, 2011, 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	\$ 2,247	\$ 0	\$ 2,247	\$ 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:

Karen L. Johnson

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: September 23, 2014
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 4/5

Agenda Number:

9-13

FORM APPROVED COUNTY COUNSEL
DATE 7/18/14
BY: GREGORY P. PRAMOS

Departmental Concurrence

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

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 189, Item 461. Last assessed to: Ron Houck and Tracy Houck, husband and wife. District 4/5 [\$2,247] Fund 65595 Excess Proceeds from Tax Sale.

DATE:

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Ron Houck and Tracy Houck AKA Tracy R. Houck in the amount of \$2,247.22, 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 Ron Houck and Tracy Houck AKA Tracy R. Houck based on a Joint Tenancy Grant Deed recorded April 23, 1991 as Instrument No. 132825.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Ron Houck and Tracy Houck AKA Tracy R. Houck be awarded excess proceeds in the amount of \$2,247.22. 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 assesses of the property.

ATTACHMENTS (if needed, in this order):

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 189 Item 461 Assessment No.: 642212014-0

Assessee: HOUCK, RON & TRACY

Situs:

Date Sold: March 15, 2011

Date Deed to Purchaser Recorded: May 18, 2011

Final Date to Submit Claim: May 21, 2012

RECEIVED
2011 SEP 14 AM 11:14
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2,241.22 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 APR 23, 1991. 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.

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 10 day of August, 20 at Riverside, CA
County, State

[Signature]
Signature of Claimant

[Signature]
Signature of Claimant

Ron Houck
Print Name

37901 Halifax Ln.
Street Address

Winchester CA 92596
City, State, Zip

951-926-1716
Phone Number

Tracy R Houck
Print Name

37901 Halifax Ln
Street Address

Winchester CA 92596
City, State, Zip

951-926-1716
Phone Number

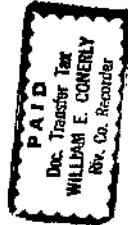
132825

RECORDING REQUESTED BY
COMMONWEALTH LAND TITLE CO.

AND WHEN RECORDED MAIL TO:

Name Ron Houck
Street Address 22714 Gierson Avenue
City & State Wildomar, Calif. 92395

MAIL TAX STATEMENTS TO:

Name
Street Address
City & StateRECEIVED FOR RECORD
AT 300 O'CLOCK P.M.

APR 23 1991

 Recorded in Official Records
of Riverside County, California
Recorder
Page 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Joint Tenancy Grant Deed

A.P.N. 642-212-014-0

THIS FORM FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 12.65

(xx) computed on full value of property conveyed, or

[] computed on full value less value of liens and encumbrances remaining at time of sale.

[] Unincorporated area: (xx) City of Desert Hot Springs, and

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

ALPHONSE J. TURLO AND DORIS E. TURLO, his wife and

JOY ANNE TURLO

hereby GRANT(S) to

RON HOUCK AND TRACY HOUCK, husband and wife,

, AS JOINT TENANTS,

the real property in the
County of Riverside

, State of California, described as:

Lot 173 of Miracle Heights Unit No. 1, as shown by map recorded in Book 29,

Pages 57 to 59, of Maps, Records of Riverside County, California.

Dated: April 12, 1991

Alphonse J. Turlo

Doris E. Turlo

Doris E. Turlo

Joy Anne Turlo

Joy Anne Turlo

STATE OF CALIFORNIA

COUNTY OF Los Angeles ss.

On April 12, 1991, before me,

June G. Gennaria, a Notary Public in and

for said State, personally appeared

 Alphonse J. Turlo, Doris E. Turlo

 and Joy Anne Turlo

(known to me)

(or proved to me on the basis of satisfactory evidence) to be the
persons, whose names are subscribed to the within instrument
and acknowledged that they executed the same.

WITNESS my hand and official seal.



Signature

(This area for official notarial seal)

Title Order No. 166413

Escrow or Loan No. 0431

County Administrative Center- 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900
(951) 955-3990 - Fax

E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org



**COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

Palm Springs Office
997 E Tahquitz Canyon Way, Suite A
Palm Springs, CA 92262

Temecula Office
40935 County Center Drive, Suite C
Temecula, CA 92591

June 2, 2011

HOUCK, RON & TRACY
37901 HALIFAX LN
WINCHESTER, CA 92596

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

RECEIVED

SEP 13 2011

TREASURER-TAX COLLECTOR

CW

Assessment No.: 642212014-0 Item: 461

Situs Address:

Assessee: Houck, Ron & Tracy

Date Sold: March 15, 2011

Date Deed to Purchaser Recorded: May 18, 2011

Final Date to Submit Claim: May 21, 2012

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3842.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT
TREASURER-TAX COLLECTOR

By Susan Loera
Deputy