

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRAMOS 11/3/14  
 DATE

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

539 A



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

**SUBMITTAL DATE:**  
**NOV 03 2014**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 273. Last assessed to: Luis Hernan Coloma, a single man. District 5/3 [\$133] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Luis Hernan Coloma, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 333121003-0;  
 (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 20, 2012 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 11, 2012. 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 6, 2012, 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*

Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 133	\$ 0	\$ 133	\$ 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> 14/15

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

BY: Samuel Wong 12/2/14  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Benoit and Ashley  
 Nays: None  
 Absent: Tavaglione  
 Date: December 9, 2014  
 xc: Treasurer, Auditor

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *Kecia Harper-Ihem*  
 Deputy

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

Prev. Agn. Ref.: \_\_\_\_\_ District: 5/3 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. 192, Item 273. Last assessed to: Luis Hernan Coloma, a single man. District 5/3 [\$133] Fund 65595 Excess Proceeds from Tax Sale.**

**DATE: NOV 03 2014**

**PAGE: Page 2 of 2**

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to Luis Hernan Coloma in the amount of \$133.05 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 Luis Hernan Coloma based on a Quitclaim Deed recorded August 22, 2005 as Instrument No. 2005-0687108.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Luis Hernan Coloma be awarded excess proceeds in the amount of \$133.05. 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 assessee of the property.

**ATTACHMENTS (if needed, in this order):**

Copies 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 192 Item 273 Assessment No.: 333121003-0 ✓

Assessee: COLOMA, LUIS HERNAN

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013 ✓

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5913.00 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. 2005-0687108, recorded on 5/22/05. 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.

QUIT CLAIM DEED NOTICED 8/14/05  
Doc # 2005-0687108 Recorded 5/22/05  
Luis Hernan Coloma  
(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 5<sup>th</sup> day of April, 2013 at RIVERSIDE County, CALIFORNIA  
County, State

[Signature]  
Signature of Claimant

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

Luis Hernan Coloma  
Print Name

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

45616 CORTE MONTEIL  
Street Address

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

TEMECULA, CA 92592  
City, State, Zip

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

(951) 775-0413  
Phone Number

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

**INSTRUCTIONS FOR FILING CLAIM**

(See Claim Form on Reverse Side)

The California Revenue and Taxation Code, Section 4675, states in part (paraphrased):

For the purposes of this article, parties of interest and their order of priority are:

- (a) First, lienholders of record prior to the recordation of the tax deed to the purchaser in the order of their priority; and
- (b) Then, any person with title of record to all or any portion of the property prior to the recordation of the tax deed to the purchaser.

If you consider yourself to be a party of interest in the sale of tax-defaulted property as defined above, please fill out the reverse of this form stating how you have determined your status as a party of interest. If you need help in filling out the form, please contact our office by telephone at 951-955-3842, mail, or in person.

You must attach copies of documents to support your claim as follows:

1. In case (a), attach a copy of your trust deed or other evidence of lien or security interest, along with a statement under penalty of perjury setting forth the original amount of the lien or interest, the total amount of payments received reducing the original amount of the lien or interest, and the amount still due and payable as of the date of the sale of the tax defaulted property by the Tax Collector.
2. In case (b), attach copies of any other documents (e.g., deed, certified death certificate, will, court order, etc.) supporting your claim.

**PLEASE NOTE:** We cannot, by law, begin processing of claims until one year has passed from the date of the deed to the purchaser. In order to receive consideration by the Riverside County Board of Supervisors, claims must be filed ON OR BEFORE THE EXPIRATION OF ONE YEAR following the date of the recording of the deed to the purchaser. Please see the "Date Deed to Purchaser Recorded" appearing on the attached notice (Form 117-170). The Tax Collector will submit a recommendation to the County Board of Supervisors as to what disposition should be made on your claim. Following the Board's review, the claim will either be approved or denied. The Clerk of the Board of Supervisors will notify you of the action taken by the Board. Should the claim be approved, the Auditor-Controller will issue a County warrant in payment. By law, the Auditor-Controller cannot issue a warrant in payment of the approved claim until 90 days following the action taken by the Board.

MAIL COMPLETED FORMS TO:

Don Kent, Treasurer-Tax Collector  
Post Office Box 12005  
Riverside, CA 92502-2205

Attention: Excess Proceeds

✓  
Mailed here  
4/5/13

Branch :OC3,User :3019

Station ID :ZBEF

DOC # 2005-0687108

05/22/2005 05:00R Fee:13.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME | LUIS HERNAN COLOMA  
 ADDRESS | 33662 POPPY LN  
 CITY | MURRIETA  
 STATE & ZIP | CA, 92563

NAME | MAIL TAX STATEMENTS TO  
 ADDRESS | LUIS HERNAN COLOMA  
 CITY | 33662 POPPY LN  
 STATE & ZIP | MURRIETA  
 CA, 92563



M	S	J	PAGE	327	DA	PCON	NDON	MAP	UNC
			1						
			3						
A	R	L	COPY	FORM	REPLINE	MEMO	EXAM		

Title Order No. 33241479-09

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declares(s) that the documentary transfer tax is 0<sup>00</sup> (CIF) 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 at time of sale.

Unincorporated area of: ROMOLAND

City of:

and

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

NOEMI RUBIO hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to LUIS HERNAN COLOMA,

A SINGLE MAN

the following described real property in the

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

County of: RIVERSIDE

, State of: CALIFORNIA

Dated:

STATE OF: CALIFORNIA

COUNTY OF: RIVERSIDE

On 8/14/05 before me, the undersigned, a Notary Public in and for State, personally appeared

RAUL RUBIO & NOEMI RUBIO

RAUL RUBIO

*Raul Rubio*

*Noemi Rubio*

NOEMI RUBIO

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 *Maggie Mulligan*



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Branch:OC3,User:3019

Station ID:ZBEF

08/02/05 TUE 12:44 FAX 909 990 0192

FNT

007

Order No. 33241479 - A

EXHIBIT "A"

Parcel 1:

The South 1/2 of Lot 170 of Dunwoodie Park Tract No. 2 as shown by Map on file in Book 16, Page 66 of Maps, Riverside County Records.

Parcel 2:

Lots 172 and 173 of Dunwoodie Park, Tract No. 2 as shown by Map on file in Book 16, Page 66 of Maps, records of Riverside County, California.

Parcel 3:

That portion of the Southeast Quarter of the Southwest quarter of sections 6, township 5 South, Range 2 West, San Bernardino Base and Meridian, according to a United States Government survey thereof, described as follows:

Commencing at the Southeast corner of the Southwest quarter of said Section 6:

Thence South 89° 23' 20" West along the South line of said Section 6 a distance of 198.47 Feet;

Thence North 01° 25' 35" West, a distance of 622.10 Feet to the North Line of that certain parcel distributed to Elizabeth Eells by the Superior Court of the State of California in and for the County of Riverside recorded December 7, 1961 as Instrument No. 103087 of Official Records of Riverside County, California.

thence South 89° 24' 05" West along said North line of Eells Parcel, A distance of 193.03 Feet;

Thence South 89° 24' 05" West continuing along the North line of said Eells Parcel, a distance of 508.50 Feet to the true point of beginning;

Thence South 89° 24' 05" West, continuing along the North line of said Eells parcel, a distance of 150.00 Feet; Thence South 01° 25' 35" East parallel with the East line of the Southwest quarter of said Section 6, a distance of 291.55 Feet to the Northwest quarter of Lot E, as shown on Parcel Map 15196 on file in Book 81 Page 95 of Parcel Maps, records of Riverside County, California;

Thence 89° 23' 20" East along the North line of said Lot E and continuing on the Northerly line of Lot F as shown on said Parcel Map 15196 a distance of 150.00 Feet to a point which bears South 01° 25' 35" East from the true point of beginning;

Thence North 01° 25' 35" East parallel with the East line of Southwest quarter of said section A distance of 291.49 Feet to the true point of beginning.



2005-0827188  
RIVERSIDE COUNTY  
3 of 3

Branch :OC3.User :3019

Station ID :ZBEF



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000  
<http://riverside.parclrec.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: MARRIE MULLIGAN

Commission #: 1401498

Place of Execution: RIVERSIDE, CA

Date Commission Expires: FEB 21, 2007

Date: 08.22.07

Signature: *[Handwritten Signature]*

Print Name: MARIE COLONA

ACR 195P-AS4RBD (Rev. 01/2005)



2005-687108  
08/22/2007 10:07 AM  
2 of 3

RIVERSIDE, CA Document:QD 2005.687108

Page:2 of 3

Printed on:11/7/2012 10:07 AM

Wednesday, November 07, 2012  
10:28 AM

Branch :OC3,User :3019

Station ID :ZBEF

TREASURER-TAX COLLECTOR  
STOP 1110

DON KENT  
TAX COLLECTOR  
4060 LEMON ST - 4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

DOC # 2011-0390226

09/01/2011 02:47P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RPD	COPY
M	A	L	485	428	PCOR	NCOR	SMP	NCM	EXAM
								CTY	UNI

01922 SOUTHWEST EDITION

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**



Which, pursuant to law was declared to be Tax-Defaulted on  
for the nonpayment of delinquent taxes in the amount of  
for the fiscal year 2004-2005, Default Number

JUNE 30, 2005

\$159.70

2005-333121005-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

COLOMA LUIS HERNAN

and is situated in said county, State of California, described as follows:

333121005-2

Assessor's Parcel Number

IN THE CITY OF MENIFEE

LOT 172 OF DUNWOODIE PARK TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

State of California Executed on  
RIVERSIDE County JULY 1, 2011

By Don Kent  
Tax Collector

On 3/22/2011, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,  
Larry W. Ward, Assessor, Clerk Recorder

By: Sandy Staley Seal  
Deputy



§§3691, 3691.1, 3691.2 R&T Code

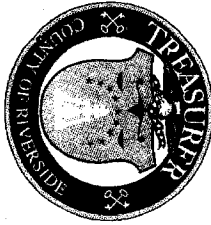
TDL 7-01 (1-98)

RIVERSIDE, CA Document:NT 2011.390226

Page:1 of 1

Printed on:11/7/2012 10:07 AM

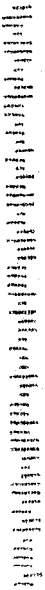




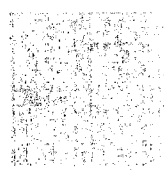
DON KENT  
TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205

Coloma, Luis Hernan  
45010 Corte Montal  
Temecula, CA 92592

ELWLPMB 32592



Postnet  
First Class Plus  
Domestic Mail

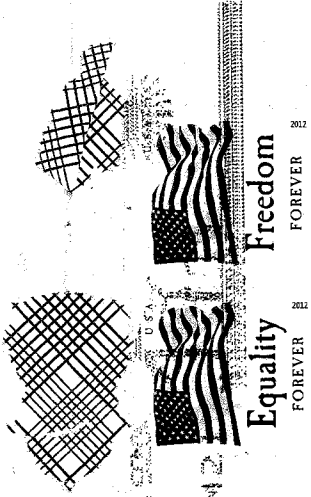


Luis H. Coloma  
45616 ConTE MONTAIL  
TEMECULA, CA. 925

TREASURER-TAX COLLECTOR

APR 08 2013

SAN DIEGO, CA 92101  
08 APR 2013 PM 2



**RECEIVED**

DON KENT, TREASURER - TAX COLLECTOR  
POST OFFICE Box 12005  
RIVERSIDE, CA. 92502-2205  
ATTN: EXCESS PROCEEDS

92502220505

