

FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]* 1/12/15
 DATE: GREGORY P. PRIAMOS

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

361A



**SUBMITTAL DATE:
 JAN 12 2015**

FROM: Don Kent, Treasurer/Tax Collector

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 121. Last assessed to: Ismael Aviles, a Married Man as His Sole and Separate Property and Juan D. Villalva, a Single Man, as Joint Tenants. District 1 [\$7,132] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:
 1. Approve the claim from Ismael Aviles, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 319091003-4;

(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 April 29, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 17, 2013 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)

[Signature]
 Don Kent
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 7,132	\$ 0	\$ 7,132	\$ 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: *[Signature]* 3/12/15
 Samuel Wong
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: March 24, 2015
 xc: Treasurer, Auditor

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

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

9-50

A-30
 Positions Added
 4/5 Vote
 Change Order

Departmental Concurrence

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 121. Last assessed to: Ismael Aviles, a Married Man as His Sole and Separate Property and Juan D. Villalva, a Single Man, as Joint Tenants. District 1 [\$7,132] Fund 65595 Excess Proceeds from Tax Sale.

DATE: JAN 12 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Approve the claim from Juan D. Villalva, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 319091003-4;
3. Authorize and direct the Auditor-Controller to issue warrants to Ismael Aviles in the amount of \$3,566.42 and Juan D. Villalva in the amount of \$3,566.41 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 Ismael Aviles based on a Grant Deed recorded February 15, 2005 as Instrument No. 2005-0122488.
2. Claim from Juan D. Villalva based on a Grant Deed recorded February 15, 2005 as Instrument No. 2005-0122488.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Ismael Aviles be awarded excess proceeds in the amount of \$3,566.42 and Juan D. Villalva be awarded excess proceeds in the amount of \$3,566.41. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Citizens and Businesses

Excess proceeds are being released to the last assesseees of the property.

ATTACHMENTS (if needed, in this order):

Copies of Excess Proceeds Claim forms 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 196 Item 121 Assessment No.: 319091003-4

Assessee: AVILES, ISMAEL & VILLALVA, JUAN D

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 7132.83 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. 2005-0122488 recorded on _____. 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 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 12 day of 08, 2013 at Orange Ca.
County, State

Ismael Aviles
Signature of Claimant

Juan Villalva
Signature of Claimant

Ismael Aviles
Print Name

Juan Villalva
Print Name

1718 S Marinc st
Street Address

1718 S Marinc st
Street Address

Santa Ana Ca 92704
City, State, Zip

Santa Ana Ca. 92704
City, State, Zip

714-824-2333
Phone Number

714-884-4107
Phone Number

AV



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Ismael Aviles
5351 Pasero Avenue
Riverside, CA 92503

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
									LA
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

27

A.P.N.: 319-091-003-4/

TRA #: ~~098-10~~ Order No.: 1560089-12

Escrow No.: 16-5507-TP

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$121.00-60.50
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of Perris, and



FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
J. B. Williams and Penny Williams, Trustee(s) of the J. B. Williams and Penny Williams Family Trust, dated February 22, 1996
 hereby GRANT(S) to **Ismael Aviles, a Married Man as His Sole and Separate Property and ***
 the following described property in the Unincorporated Area of Perris, County of Riverside State of California;

Lot 201 of Upton Acres No. 5, as shown by map in file in Book 14, Page(s) 70 of Maps, Records of Riverside County, California.

*** Juan D. Villalva, a Single Man as Joint Tenants**

J. B. Williams and Penny Williams,
 Trustee(s) of the J. B. Williams and
 Penny Williams Family Trust, dated
 February 22, 1996

By: J.B. Williams
 J.B. Williams, Trustee

By: Penny Williams
 Penny Williams, Trustee

Document Date: September 21, 2004

STATE OF CALIFORNIA)
 COUNTY OF RIVERSIDE)SS

On 29 SEPTEMBER 2004 before me, GREG L. HIGGINS
 personally appeared J.B. WILLIAMS AND PENNY WILLIAMS

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 Greg L. Higgins

This area for official notarial seal.

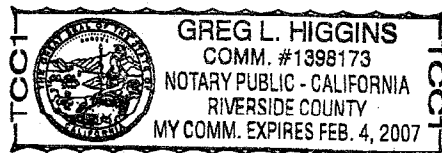


EXHIBIT "A"

Lot 201 of Upton Acres No. 5, as shown by map in file in Book 14, Page(s) 70 of Maps,
Records of Riverside County, California.

A.P.N. 319-091-003-4

DMV CALIFORNIA DMV

DRIVER LICENSE

EXPIRES 02-17-15

CLASS: C



JUAN DANIEL VILLALVA
868 S DAKOTA 1
ANAHEIM CA 92805

SEX: M HAIR: BLK EYES: BLK
HT: 5-10 WT: 197 DOB: 02-17-80

[Signature]
12/29/2009 239 RB FD/15

DMV CALIFORNIA DMV
COMMERCIAL DRIVER LICENSE CLASS: 0
EXPIRES: 10-07-15

ASPIRE AVIATES
REGISTERED OWNER
RIVERSIDE CA 92508

SEX: M HAIR: BLK EYES: BRN
HT: 6-00 WT: 180 DOB: 10-07-55

RESTRI: 6A

Aspire Aviates

06/15/2018 5:45 AM FD/15



FROM Juan P. Villalva
1718 S Marine St
Santa Ana Ca 92704
ZIP CODE 92704

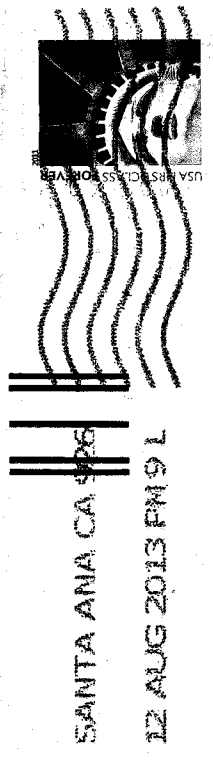
ATTN A. POTENCIANO - EXCESS PROCEEDS
DATE 12/08/13
ASSESSMENT NUMBER

3	1	9	0	9	1	0	0	3
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TREASURER-TAX COLLECTION
DATA / MAILROOM
AUG 15 2013
RECEIVED



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

