

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

560A



**SUBMITTAL DATE:
JUN 29 2015**

FROM: Don Kent, Treasurer/Tax Collector

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 189, Item 338. Last assessed to: Ray Rodriguez, a single man. District 5 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:
1. Deny the claim from Lynda McNaughton for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 525043004-3;

(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	\$ 0	\$ 0	\$ 0	\$ 0	
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>

SOURCE OF FUNDS:	Budget Adjustment: N/A
	For Fiscal Year: 15/16

C.E.O. RECOMMENDATION: APPROVE
BY:
County Executive Office Signature **Samuel Wong**

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit 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: July 21, 2015
xc: Treasurer

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: | **District:** 5 | **Agenda Number:**

9-15

FORM APPROVED COUNTY COUNSEL 6/29/15
BY: GREGORY P. PRIAMOS DATE

A-30 Positions Added
4/5 Vote Change Order

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 338. Last assessed to: Ray Rodriguez, a single man. District 5 [\$0].

DATE: JUN 29 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Deny the claim from Michael Ellis aka Michael L. Ellis;
3. Deny the claims, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.
4. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$339.74 to the county general fund pursuant to Revenue and Taxation Code Section 4674.

BACKGROUND:

Summary (continued)

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's Office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

- Examined title reports to notify all parties of interest attached to the parcel.
- Researched all last assessee's through the County's Property Tax System for any parties of interest.
- Used Accurint (people finder) to notify any new addresses that may be listed for our parties of interest.
- Advertised in newspapers for three consecutive weeks in the Desert Sun, Palo Verde Valley Times and the Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
- Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4675.

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on May 18, 2011.

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claim from Lynda McNaughton based on an Abstract of Judgment recorded March 13, 2006 as Instrument No. 2006-0176119.
2. Claim from Michael Ellis aka Michael L. Ellis based on an Abstract of Judgment recorded January 23, 2009 as Instrument No. 2009-0033472.

Pursuant to Section 4675 (a) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that Lynda McNaughton be denied since the lien filed is not against our last assessee and that Michael Ellis aka Michael L. Ellis be denied since the lien is not against our last assessee. Since there are no other claimants the unclaimed excess proceeds in the amount of \$339.74 will be transferred to the county general fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Citizens and Businesses

The excess proceeds are being transferred to the county general fund.

ATTACHMENTS (if needed, in this order):

A 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 338 Assessment No.: 525043004-3

Assessee: RODRIGUEZ, RAY

Situs: 51569 BEN AVE CABAZON

Date Sold: March 15, 2011

Date Deed to Purchaser Recorded: May 18, 2011

Final Date to Submit Claim: May 21, 2012

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3,462.00 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. TES025326; recorded on 12/21/05. 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.

- 1 - Attachment - Superior Court of California County of Riverside Judgment No. TES025326
- 2 - Attachment - Lynda McNaught Statement regarding interest of the property in the amount of \$3,462.00

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 17th day of June, 2011 at Riverside County, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Lynda McNaughton
Print Name

Print Name

31914 Cypress Glen Ct
Street Address

Street Address

Lake Elsinore, CA 92532
City, State, Zip

City, State, Zip

714-721-1521
Phone Number

Phone Number

SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

41002 County Center Drive
Temecula, CA 92591 TES025326

NOTICE TO ALL PLAINTIFFS AND DEFENDANTS: Your Small Claims case has been decided. If you lost the case, and the Court ordered you to pay money, your wages and property may be taken without further warning from the Court. Read the attached for information about your rights. AVISO A TODOS LOS DEMANDANTES Y DEMANDADOS: Su caso ha sido resuelto por la corte para reclamos judiciales menores. Si la corte ha decidido en su contra y ha ordenado que usted pague dinero, le pueden quitar su salario, su dinero, y otras cosas de su propiedad, sin aviso adicional por parte de esta corte. Lea la siguiente pagina para obtener informacion de importancia acerca de sus derechos.

✓ LYNDA MCNAUGHTON
31914 CYPRESS GLEN CT.
LAKE ELSINORE CA 92532

RAY RODRIGUEZ
AKA RENAULDO RODRIGUEZ
22117 COUNTRY HILLS DR.
WILDOMAR CA 92595

THE CAUSE WAS CALLED: 12/21/05 JUDGEMENT ENTERED: 12/21/05

PRESIDING: **COMMISSIONER BARRY A. RIEMER**
Clerk: L. Johnson

No appearance by: RAY RODRIGUEZ

Judgment on Plaintiff's Claim for LYNDA MCNAUGHTON

Default Judgment (Small Claims) on Plaintiff's Claim - Temecula
of MCNAUGHTON against RAY RODRIGUEZ; AKA:RENAULDO RODRIGUEZ

in the amount of \$3,400.00 plus costs of \$62.00

[] This judgment resulted from a motor vehicle accident on a California highway and was caused by the judgment debtor's operation of a motor vehicle. If the judgment is not paid, the judgment creditor may apply to have the judgment debtor's driver's license suspended. Enforcement of the judgment is automatically postponed for 30 days or, if an appeal is decided.

The County provides small claims advisor services free of charge.

READ THE INFORMATION SHEET ON REVERSE SIDE.

Judicial Council form SC-130 as adopted by local court.

CLERK'S CERTIFICATE OF MAILING

I certify that I am not a party to this action. This Notice of Entry of Judgment was mailed first class, postage prepaid, in a sealed envelope to the parties at the address shown below. The mailing and this certification occurred at the place and on the date shown below.

Place of Mailing:
Date of Mailing:

LETISHA JOHNSON

by

, Deputy

Lynda McNaughton
31914 Cypress Glen Ct. - Lake Elsinore, CA 92532
Cell: 714-721-1521 - Home phone: 951-244-5057 - email: mac151@verizon.net

06/17/11

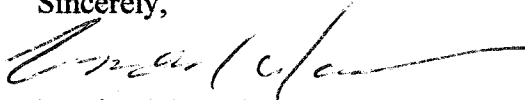
Don Kent, Treasurer-Tax Collector
PO Box 12005
Riverside, CA 92502-2205
Attn: Tax Sale Operations Unit

RE: Claim for Excess Proceeds - TC 189 - Item 338 - Assessment No: 525043004-3

I Lynda McNaughton per attached Judgment No. TES025326 from Superior Court of California, County of Riverside, and dated 12/21/05, in the amount of \$3,462.00 claim all legal rights of the lien, court order, judgment and security interest of the total judgment amount of \$3,462.00.

Under penalty of perjury, I Lynda McNaughton, attest that Ray Rodriguez has not made any payments on the original judgment and the amount still due and payable as of the date of this letter, 6/17/11, and as of the date of the sale of the tax defaulted property by the Tax Collector, is \$3,462.00.

Sincerely,



Lynda McNaughton

FROM McNaughton
31914 Cypress Glen Ct
Lake Elsinore, CA
ZIP CODE 92532

ATTN **SUSAN LOERA - TAX SALE OPERATION**
DATE **FINAL DATE TO SUBMIT: MAY 21, 2012**

ASSESSMENT NUMBER

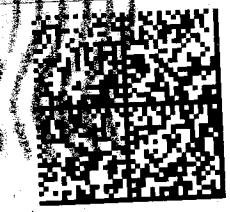
5	2	5	0	4	3	0	0	4	-	3
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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL™



7011 0470 0001 8105 6315

|| | ||



CPU U.S. POSTAGE
PB 1P 000
3657451
FCML
MAILED JUN 18 2011
92532
\$ 5.590

RIVERSIDE COUNTY TREASURER
P.O. BOX 12005
RIVERSIDE, CA 92506-2205

JUN 20 2011

RECEIVED



April 23, 2015

Lynda McNaughton

2358 University Ave Apt 524
San Diego, CA 92104-2720

FINAL NOTICE

Re: APN: 525043004-3
TC 189 Item 338
Date of Sale: March 15, 2011

Dear Lynda McNaughton:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds by May 24, 2015. The document(s) listed below may assist the Tax Collector in making the determination.

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- Notarized Statement of different/misspelled name
- Notarized Statement Giving Rights to Collect/Claim on behalf of
- Certified Death Certificates for
- Copy of Birth Certificates for
- Copy of Marriage Certificate for

- Original Note/Payment Book
- Updated Statement of Monies Owed (as of dated of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other – **Additional documentation that connects Ray Rodriguez to the property other than the same name.**

If you should have any question

Sincerely,

Jennifer Pazicni

Jennifer Pazicni
Tax Sale Operations/Excess Proc
(951) 955-3336
(951) 955-3990 Fax

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**LYNDA MCNAUGHTON
2358 UNIVERSITY AVE
APT # 524
SAN DIEGO, CA
92104-2720**

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X Lynda McNaughton

B. Received by (Printed Name) Yes No
Lynda McNaughton

C. Date of Delivery
5-6-15

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7003 2260 0004 1548 9421**

April 1, 2015

Lynda McNaughton
2358 University Ave Apt 524
San Diego, CA 92104-2720

Re: APN: 525043004-3
TC 189, Item 338
Date of Sale: March 15, 2011

Dear Ms. McNaughton:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- Notarized Statement of different/misspelled name
- Notarized Statement Giving Authorization to
- Certified Death Certificates for
- Copy of the
- Copy of Marriage Certificate for
- Original Note/Payment Book

- Updated Statement of Monies Owed (as of date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other – Additional documentation that connects Ray Rodriguez to the property other than the same name.

If you should have any questions

Sincerely,

Shawana Green

Shawana Green
Tax Sales Operation
(951) 955-3947
(951) 955-3990 Fax

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lynda McNaughton
2358 University Ave Apt 524
San Diego, CA 92104-2720

EP 189-338

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
X [Signature]

B. Received by (Printed Name)
RD FIENE
C. Date of Delivery
4/4/15

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7003 2260 0004 1559 3739

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

SUE BAUER
SR. CHIEF DEPUTY TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER II

GIOVANE PIZANO
INVESTMENT MANAGER



DON KENT
TREASURER

GARY COTTERILL
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

August 18, 2014

Lynda McNaughton
31914 Cypress Glen Ct.
Lake Elsinore, CA 92532

Re: APN: 525043004-3
TC 189, Item 338
Date of Sale: March 15, 2011

Dear Ms. McNaughton:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- | | |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale) |
| <input type="checkbox"/> Notarized Statement of different/misspelled name | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Notarized Statement Giving Authorization to | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Certified Death Certificates for | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| <input type="checkbox"/> Copy of Birth Certificates for | <input checked="" type="checkbox"/> Other – Additional documentation that connects Ray Rodriguez to the property other than the same name. |
| <input type="checkbox"/> Copy of Marriage Certificate for | |
| <input type="checkbox"/> Original Note/Payment Book | |

Please provide the additional documentation by September 18, 2014.

If you should have any questions, please contact me at the number listed below.

Sincerely,

Shawana Green

Shawana Green
Tax Sales Operation
(951) 955-3947
(951) 955-3990 Fax

RIVERSIDE COUNTY TREASURER-TAX COLLECTOR

4080 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502
WWW.RIVERSIDETAXINFO.COM ★ (951) 955-3900 ★ 1(877) 748-2689 ★ FAX (951) 955-3923

Lynda McNaughton
2358 University Ave, No. 524
San Diego, CA 92104
741-721-1521

April 7, 2015

Shawana Green
Tax Ales Operation
Riverside County Treasurer-Tax Collector
PO Box 12005

RECEIVED
2015 APR 28 AM 7:53
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

RE: letter dated 4/1/15 – for APN: 525043004-3 – TC 189, Item 338 – Date of Sale 3/15/11

Dear Ms. Green,

Per your letter dated 4/1/15, additional documentation was requested that connects Ray Rodriguez to the property other than the name. I have attached the proposal/contract from Mr. Rodriguez. I have also attached the original claim form, original judgement and letter from me that I sent on 6/7/11.

Under penalty of perjury, I Lynda McNaughton, attest the Mr. Rodriguez has not made any payments on the original judgement and the amount still due and payable as of this letter 4/7/15 is \$3,462.00.

If there is any additional documentation or information you require please contact me at the above address or phone number.

Sincerely,

Lynda McNaughton

PROPOSAL

PROPOSAL NO. 8801
SHEET NO. 801
DATE 9-16-05

PROPOSAL SUBMITTED TO:

NAME Linda McLaughton
ADDRESS 31914 Cypress Glen Ct Lake Elsinore CA
PHONE NO. 92532

WORK TO BE PERFORMED AT:

ADDRESS Rodriguez Rey 22117 Country Hills Dr Wildomar CA 92595
DATE OF PLANS Wildomar CA 92595
ARCHITECT Rey

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

1. concrete slab stamped
2. grass merrathon sod #2
3. compost
4. top soil
5. rotartil soil & blend in compost

6. homeowner will purchase gravel & bark
7. Rey will install gravel & bark

9/26/05 \$600.00 tx
 paid 9/29/05 \$2300.00
 the budgeting

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of one thousand down for material and balance as needed Dollars (\$ 4000 cash) with payments to be made as follows:

Respectfully submitted

[Signature]

Per _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn by us if not accepted within 2 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

[Signature]

Signature

Date

9-16-05

Lynda Mc Naughton
31914 Cypress Glen Court Lake Elsinore, CA 92532
Phone 951-741-5057 Cell Phone 714 721-1521 Email: lmac101@verizon.net

October 12, 2005

Ray Rodriguez - aka: Renaldo Rodriguez
22117 Country Hills Dr
Wildomar, CA 92595

RE: DEMAND LETTER

Dear Ray,

This is a Demand Letter to request a refund per our signed contract on 9/16/05 at the above address, for \$2,900.00 that I have paid you, plus \$500.00 that it cost to have the broken concrete you left in my yard hauled off. Total amount you owe me is \$3,400.00. You stated that the project would be completed in three days. As of today you have not completed the project and I have had to spend money to remove the bad slab you poured and broke up.

As of today, after the first demand letter you received on 10/1/05, only about 1/4 of the broken concrete was removed on 10/5/05, Wednesday. You have promised me every day that you would come over and take the rest of the concrete out and you would finish the job. On Thursday and Friday after numerous phone calls I made to contact you, you promised Ramon would be here at 4:00pm to finish taking out the broken concrete and to date no one has shown up.

Ramon told me on 9/27/05 at your house on Country Hills Drive that the project would be finished if I paid for the concrete truck, I said no, I have paid for the concrete. Ramon continued that the concrete company could put a lien on my house. Again I said no, I will not pay for the concrete. On 10/5/05 at my home Ramon said to me, remember you said you would pay for the concrete truck to finish the job. I responded no I did not, I will not pay for the concrete again, I have already paid. He then said I don't know how you will get the job finished then. You do not return phone calls, do not show up at the job and Ramon threatened me.

As of this time and date I have not heard from you and consider the project abandoned.

As of this date you have poured a bad slab and have taken out and hauled away only 1/4 of the broken concrete in my yard. Again I demand a refund of \$3,400.00, which breaks down to the \$2,900.00 I have paid you, plus \$500.00 that it cost me to have the rest of the broken concrete hauled away.

This is clearly a breach of contract. Please respond to this refund request within 3 days after you have received.

Sincerely,

Lynda Mc Naughton

Phone 954-344-5057 Cell Phone 714-721-1621 Email: mac151@verizon.net

September 30, 2005

Ray Rodriguez
22117 Country Hills Dr
Wildomar, CA 92595

RE: DEMAND LETTER

Dear Ray,

This is a Demand Letter to request completion of the project that you started 9/16/05 at the above address per our signed contract or refund the \$2,900.00 that I have paid you plus the cost of hauling off the broken concrete you have left in my yard. Additionally you stated that the project would be completed in three days.

When Renauldo, your father picked up your worker on Wednesday 9/28/05 he told me the new concrete was going to be poured on Friday or Monday. I have called you several times and left messages on your cell phone since then and I talked to Renauldo, your Father at 4:30pm on 9/29/05 and he said he would have you call me a 5:00pm that night. Today is Friday and you have not contacted me after I have made several attempts and left several messages for you to call me. You have chosen not to respond.

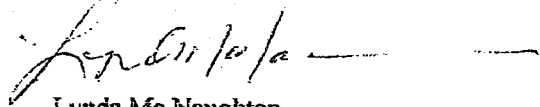
As of this time and date I have not heard from you and consider the project abandoned.

As of this date you have poured a bad slab and have taken it out and left all the broken concrete in my yard. I request that you remove the concrete and finish the job or refund the \$2,900.00 that I have paid you plus the cost of hauling off the broken concrete.

This is a breach of contract that was signed by myself and you dated 9/16/05. Please refer to your copy of the contract.

Ray, I am willing to work this out with you, please contact me when you receive this to work out a completion schedule.

Sincerely,



Lynda Mc Naughton

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 338 Assessment No.: 525043004-3

Assessee: RODRIGUEZ, RAY

Situs: 51569 BEN AVE CABAZON

Date Sold: March 15, 2011

Date Deed to Purchaser Recorded: May 18, 2011

Final Date to Submit Claim: May 21, 2012

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3750⁰⁰ 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. 2009-003312, recorded on 1/23/2009. 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.

Judgement entered against Mr Rodriguez as indicated on attached. Nothing was ever paid against this judgement!

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 4 day of June, 2011 at Orange County, CA
County, State

Michael L Ellis
Signature of Claimant

Signature of Claimant

Michael L. Ellis
Print Name

Print Name

266 Rose Ln.
Street Address

Street Address

Costa Mesa, CA 92627
City, State, Zip

City, State, Zip

949) 645-4697
Phone Number

Phone Number

949) 246-7731 cell

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

MICHAEL L. ELLIS
CASE# 30-2008-00215393-SC-SC-HLH
266 ROSE LN
COSTA MESA, CA 92627

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 525043004-3 Item: 338
Situs Address: 51569 Ben Ave Cabazon
Assessee: Rodriguez, Ray
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

117-170(Rev. 5-03)



EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

Michael L. Ellis
266 Rose Ln.
Costa Mesa CA - 92627
949 7645-4697

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Orange

STREET ADDRESS: 23141 Moulton Parkway

MAILING ADDRESS:

CITY AND ZIP CODE: Laguna Hills, CA 92653-1251

BRANCH NAME: Harbor Justice Center-Laguna Hills Facility

PLAINTIFF: Michael Ellis

DEFENDANT: Reynaldo Rodriguez

CASE NUMBER:

30-2008-00213393-
SC-SC-HLH

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514

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NOTICE SENT									514

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Amended

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Reynaldo Rodriguez
2217 Country Hills Rd.
Wildomar, CA 92595

b. Driver's license no. [last 4 digits] and state:

c. Social security no. [last 4 digits]:

Unknown

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or

mailed to (name and address): Reynaldo Rodriguez 2217 Country Hills Rd.
Wildomar CA. 92595

2. Information on additional judgment debtors is shown on page 2.

4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

Michael L. Ellis
266 Rose Ln.
Costa Mesa, CA 92627

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: 1/22/09 Michael L. Ellis

(TYPE OR PRINT NAME)

Michael L. Ellis

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:

\$3750.00

10. An execution lien attachment lien

is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 12/9/2008

b. Renewal entered on (date):

9. This judgment is an installment judgment.

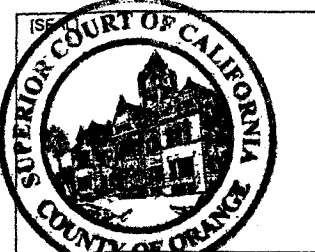
11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

12. a. I certify that this is a true and correct abstract of the judgment entered in this action.

b. A certified copy of the judgment is attached.



This abstract issued on (date):

JAN 23 2009

ALAN CAPI... Deputy

PLAINTIFF: Michael L. Ellis

CASE NUMBER:

DEFENDANT: Maria Rodriguez

30-2008-00215393-SC-SC-HLH

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

[Maria Rodriguez
22117 Country Hills Rd
Wildomar, CA 92595]

Driver's license no. [last 4 digits] and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

Maria Rodriguez
22117 Country Hills Rd.
Wildomar, CA. 92595

17. Name and last known address

[Ray Rodriguez
22117 Country Hills Rd.
Wildomar, CA 92595]

Driver's license no. [last 4 digits] and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

Ray Rodriguez
22117 Country Hills Rd.
Wildomar, CA 92595

18. Name and last known address

[
]
[
]

Driver's license no. [last 4 digits] and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

[
]
[
]

Driver's license no. [last 4 digits] and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.

This must be in red to be a
"CERTIFIED COPY"

I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 2 pages to be a full, true and correct copy of the original on file and of record in my office.

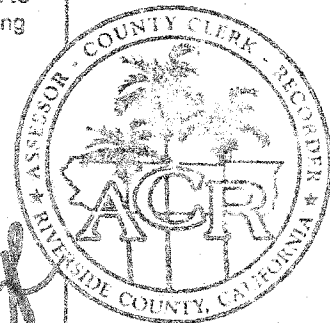
Larry W. Wald

Assessor - County Clerk - Recorder

County of Riverside, State of California

JAN 23 2009

Dated:



Certification must be in red to be a
"CERTIFIED COPY"

May 13, 2015

Michael L. Ellis
266 Rose Ln.
Costa Mesa, CA 92627

Final Notice

Re: APN: 525043004-3
Situs: 51569 Ben, Cabazon, CA 92230
TC 189, Item 338
Date of Sale: March 15, 2011

Dear Mr. Michael L. Ellis:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- Notarized Statement of different/misspelled
- Notarized Statement Giving Authorization to claim on behalf of
- Certified Death Certificate for
- Copy of Birth Certificate
- Copy of Marriage Certificate

- Original Note/Payment Book
- Updated Statement of Monies Owed (as of dated of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other – **Additional documentation that connects Ray Rodriguez to the property other than the same name.**

If your documentation is not received within 30 days (June 15, 2015), your claim will be denied.

If you should have any questions,

Sincerely,

Jennifer Pazicni
Tax Sale Operations Unit
(951) 955-3336
(951) 955-3990 Fax

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael L. Ellis
266 Rose Ln.
Costa Mesa, CA 92627

2. Article Number
(Transfer from service label)

EP 189-338

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Cindy L. Ellis Agent
 Address

B. Received by (Printed Name) *Cindy Ellis* C. Date of Delivery *5/19/2015*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7003 2260 0004 1548 9476

April 23, 2015

Michael L Ellis
266 Rose Ln.
Costa Mesa, CA 92627

Re: APN: 525043004-3
TC 189 Item 338
Date of Sale: March 15, 2011

Dear Michael L Ellis:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds by May 24, 2015. The document(s) listed below may assist the Tax Collector in making the determination.

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- Notarized Statement of different/misspelled name
- Notarized Statement Giving Rights to Collect/Claim on behalf of
- Certified Death Certificates for
- Copy of Birth Certificates for
- Copy of Marriage Certificate for

- Original Note/Payment Book
- Updated Statement of Monies Owed (as of dated of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other – **Additional documentation that connects Ray Rodriguez to the property other than the same name.**

If you should have any questions

Sincerely,

Jennifer Pazicni

Jennifer Pazicni
Tax Sale Operations/Excess Proc
(951) 955-3336
(951) 955-3990 Fax

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MICHAEL L ELLIS
266 ROSE LN
COSTA MESA, CA
92627

2. Article Number
(Transfer from service label)

7003 2260 0004 1548 9438

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *Michael L. Ellis* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail

Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes