

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS 7/7/15  
 DATE

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



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

**SUBMITTAL DATE:**

JUL 07 2015

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 189, Item 424. Last assessed to: Tenesha Annette Thompson, a single woman; Willie Earl Thompson, III, a single man; Brandon Martel Thompson, a single man and Willie Earl Thompson, Jr., a widow, all as joint tenants. District 4 [\$0].

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

- Deny the claim from Dennis P. Block, Attorney for AOUN, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 606121013-4;

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

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

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

APPROVE

BY: Samuel Wong 7/13/15  
 Samuel Wong

County Executive Office Signature

**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: *[Signature]*  
 Deputy

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

9-18

**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 424. Last assessed to: Tenesha Annette Thompson, a single woman; Willie Earl Thompson, III, a single man; Brandon Martel Thompson, a single man and Willie Earl Thompson, Jr., a widow, all as joint tenants. District 4 [\$0].

**DATE:** JUL 07 2013

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Deny the claim, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$26,139.25 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 one claim for excess proceeds:

1. Claim from Dennis P. Block, Attorney for AOUN, Inc. based on an Abstract of Judgment recorded May 21, 2007 as Instrument No. 2007-0334559.

Pursuant to Section 4675 (a) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Dennis P. Block, Attorney for AOUN, Inc. be denied since the lien filed is not against our last assessee. Since there are no other claimants the unclaimed excess proceeds in the amount of \$26,139.25 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):**

Copies of the Excess Proceed 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 424 Assessment No.: 606121013-4

Assessee: THOMPSON, TENESHA ANNETTE & WILLIE EARL III & BRANDON MARTEL & WILLIE EARL JR

Situs: 43346 KENYA DR INDIO

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 \$ 3319.30 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. 2007-0334559 recorded on 5/18/07. 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.

Abstract of Judgment - Civil and Small Claims

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 10th day of June, 2011 at Los Angeles, CA  
County, State

[Signature]  
Signature of Claimant

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

Dennis P. Block  
Print Name

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

5437 Laurel Canyon Blvd, 2nd Floor  
Street Address

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

Valley Village, CA 91607  
City, State, Zip

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

(323) 938-2868  
Phone Number

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

RECORDING REQUEST BY

DOC # 2007-0334559  
05/21/2007 08:00A Fee: 18.00  
Page 1 of 3

Recorded in Official Records  
County of Riverside  
Larry W. Ward

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO

NAME DENNIS P. BLOCK., ESQ.  
DENNIS P. BLOCK & ASSOCIATES  
MAILING ADDRESS 5437 LAUREL CANYON BLVD  
SECOND FLOOR  
CITY, STATE VALLEY VILLAGE, CA 91607  
ZIP CODE

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						3
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NOTICE SENT									HS

TITLE(S)

ABSTRACT OF JUDGMENT

21  
C  
508

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

Recording requested by and return to:

Dennis P. Block, Esq. SB70194  
Dennis P. Block & Associates  
5437 Laurel Canyon Blvd., 2nd Floor  
Valley Village, CA 91607  
323-938-2868

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside

STREET ADDRESS: 117 S. Langstaff

MAILING ADDRESS:

CITY AND ZIP CODE: Lake Elsinore, CA 92530

BRANCH NAME: Temecula Judicial District

FOR RECORDER'S USE ONLY

PLAINTIFF: AOUN, Inc.

DEFENDANT: William Thompson; Jamie Orrico; Christopher C. Marple

CASE NUMBER:

LEC 006800

**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

William Thompson  
39011 Agua Vista, #3  
Murrieta, CA 92563

b. Driver's license No. and state:

Unknown

c. Social security No.:

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

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):

AOUN, Inc., 8021 9th Street,  
Buena Park, CA 90621

5.  Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: 05/16/07

Dennis P. Block, Esq.

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 3,318.30

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): 12/26/2002

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.

[SEAL]



This abstract issued on (date):

5/21/07 KLB

Clerk, by

Deputy

2007-0334558  
05/21/2007 09:00A  
2 of 3



PLAINTIFF: AOUN, Inc.

CASE NUMBER:

LEC 006800

DEFENDANT: William Thompson; Jamie Orrico; Christopher C. Marple

**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

17. Name and last known address

Jamie Orrico  
39011 Agua Vista, #3  
Murrieta, CA 92563

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):  
39011 Agua Vista, #3  
Murrieta, CA 92563

[Empty box for name and address]

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

18. Name and last known address

19. Name and last known address

Christopher C. Marple  
39011 Agua Vista, #3  
Murrieta, CA 92563

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):  
39011 Agua Vista, #3  
Murrieta, CA 92563

[Empty box for name and address]

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

20. Name and last known address

21. Name and last known address

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

22.  Continued on Attachment 22.



2007-0334558  
65/21/2007 08:00A  
3 of 3

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



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

E-mail: [ttc@co.riverside.ca.us](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)

**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

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

June 2, 2011

AOUN, INC.  
C/O DENNIS P. BLOCK & ASSOCIATES - CASE# LEC 006800  
ATTN: DENNIS P. BLOCK, ESQ.  
5437 LAUREL CANYON BLVD., 2ND FLOOR  
VALLEY VILLAGE, CA 91607

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 606121013-4      Item: 424  
Situs Address: 43346 Kenya Dr Indio  
Assessee: Thompson, Tenesha Annette & Willie Earl Iii & Brandon Martel & Willie Earl Jr  
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

FROM *Deonics P. Black & Associates*  
*5437 Laurel Canyon Blvd, 2nd Floor*  
*Valley Village, CA*

ZIP CODE *91607*

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

ASSESSMENT NUMBER

**666121013-4**



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

US POSTAGE **\$00.64**



ZIP 91607  
04111206732

TREASURER-TAX COLLECTOR

JUN 20 2011

**EXCESS PROCEEDS RECEIVED**  
TC 189 ITEM 42

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



Visit us on-line!  
[www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)



April 1, 2015

Dennis P Block & Associates  
C/O Dennis P. Block, Esq. - Case  
5437 Laurel Canyon Blvd., 2<sup>nd</sup> Fl  
Valley Village, CA 91607

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		A. Signature <b>X</b> <i>YK</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Address
1. Article Addressed to:  Dennis P Block & Associates C/O Dennis P. Block, Esq. - Case #LEC 006800 5437 Laurel Canyon Blvd., 2 <sup>nd</sup> Fl Valley Village, CA 91607		B. Received by (Printed Name) <i>Yvonne Kunge</i>	C. Date of Delivery <i>4/15/15</i>
2. Article Number (Transfer from ser)		D. Is delivery address different from item 1? If YES, enter delivery address below.	
7003 2260 0004 1559 3746		<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. Service Type		4. Restricted Delivery? (Extra Fee)	
<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail		<input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	
PS Form 3811, August 2001		Domestic Return Receipt 102595-02-1	

Re: APN: 606121013-4  
TC 189, Item 424  
Date of Sale: March 15, 2011

Dear Sir or Madam:

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"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Statement of different/misspelled name  | <input checked="" type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)  |
| <input checked="" type="checkbox"/> Notarized Statement Giving Authorization to Dennis P. Block to Collect/Claim on behalf of AOUN, Inc. | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)   |
| <input type="checkbox"/> Certified Death Certificates for  | <input type="checkbox"/> Court Order Appointing Administrator  |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
| <input type="checkbox"/> Copy of Marriage Certificate for  | <input checked="" type="checkbox"/> Other - Additional information that connects debtor, William Thompson, to Willie Earl Thompson on the Grant Deed aside from them having the same name. |

**If your documentation is not received within 30 days (May 1, 2015), your claim will be denied.**

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

**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:

Dennis P. Block & Associates  
 c/o Dennis P. Block, Esq. - CASE LEC 006870  
 5437 Laurel Canyon Blvd., 2nd FL  
 Valley Village, CA 91607

EP 189-424

2. Article Number  
(Transfer from service label)

7003 2260 0004 1562 0954

PS Form 3811, August 2001

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 *JK*  Address

B. Received by (Printed Name)  Date of Deliv  
*Yennia Kangel*

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 Merch  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

September 18, 2014

Dennis P Block & Associates  
 C/O Dennis P. Block, Esq. - Case #  
 5437 Laurel Canyon Blvd., 2<sup>nd</sup> Fl  
 Valley Village, CA 91607

Re: APN: 606121013-4  
 TC 189, Item 424  
 Date of Sale: March 15, 2011

Dear Dennis P. Block:

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 Dennis P. Block to Collect/Claim on behalf of AOUN, Inc.
- 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 date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other - Additional information that connects debtor, William Thompson, to Willie Earl Thompson on the Grant Deed aside from them having the same name.

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