

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

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

513A



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

**SUBMITTAL DATE:**

**JUN 15 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 237. Last assessed to: James Monroe Valentine Jr., a married man, as his sole and separate property. District 1 [\$867] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from the County of Riverside, Department of Code Enforcement, lien holder for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 326062003-6;

(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	\$ 867	\$ 0	\$ 867	\$ 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:** 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, Auditor

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

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

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

**9-28**

**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 237. Last assessed to:**  
James Monroe Valentine Jr., a married man, as his sole and separate property. District 1 [\$867] Fund 65595 Excess  
Proceeds from Tax Sale.

**DATE: JUN 15 2015**

**PAGE: Page 2 of 2**

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Department of Code Enforcement in the amount of \$867.50 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.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$11,296.11 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 Accurant (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 11, 2012.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from the County of Riverside, Department of Code Enforcement based on a Notice of Pendency of Administrative Proceedings recorded July 20, 2011 as Instrument No. 2011-0318841.

Pursuant to Section 4675 (a) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Department of Code Enforcement be awarded excess proceeds in the amount of \$867.50. Since there are no other claimants the unclaimed excess proceeds in the amount of \$11,296.11 will be transferred to the county general fund. 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 a lien holder of the property and transferred to the county general fund.

**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 237 Assessment No.: 326062003-6

Assessee: VALENTINE, JAMES MONROE JR

Situs: 22542 CARTER DR PERRIS

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED  
2013 FEB 28 PM 4: 09  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1169.80 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. 2011-0318841; recorded on 7/20/11. 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.

See attached back-up documentation

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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 25 day of September, 2012 at Riverside, CA.  
County, State

Carol Lynn Anderson  
Signature of Claimant

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

Carol Lynn Anderson  
Print Name

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

4080 Lemon St. 12th & 1r.  
Street Address

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

Riverside, CA 92501  
City, State, Zip

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

951-955-1095  
Phone Number

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

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



**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

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

June 6, 2012

RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT  
(DISTRICT 5 OFFICE)

CASE# CV11-03150  
24318 HEMLOCK AVENUE, SUITE C-1  
MORENO VALLEY, CA 92557

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 326062003-6      Item: 237  
Situs Address: 22542 Carter Dr Perris  
Assessee: Valentine, James Monroe Jr  
Date Sold: March 20, 2012  
Date Deed to Purchaser Recorded: May 11, 2012  
Final Date to Submit Claim: May 13, 2013

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 Adrian Potenciano  
Deputy



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502  
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
326062003-6 RIVERSIDE COUNTY TREASURER P.O. BOX 12005 RIVERSIDE, CA 92502 Attn: A. Potenciano - Tax Sale Operations

Date: 9/6/2012

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
09/06/2012	CV1103150- INV #105206. Orig. Amount \$470.00.	369.80	369.80
06/10/2011	CV1103150:A37888- INV #A37888. Orig. Amount \$100.00. A37888	100.00	469.80
08/03/2011	CV1103150:A37900- INV #A37900. Orig. Amount \$200.00. A37900	200.00	669.80
01/18/2012	CV1103150:A38225- INV #A38225. Orig. Amount \$500.00.	500.00	1,169.80
		<b>Total Now Due</b>	<b>\$1,169.80</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demands@rctlma.org

## Administrative Citation

326062003-6  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502  
 Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
6/10/2011	9/6/2012

Citation Number	District	Class
A37888	5	SOAC

Property Address
326-062-003-6 22542 CARTER DR PERRIS, CA 92570 Assessee: Valentine, James Monroe Jr.

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1103150:A37888	1	100.00	100.00

<b>Subtotal</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$100.00

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Found Citations:  
A37888  Submit

General Information

Citation: **A37888**      Date: **06/10/11**      Time: **09:21 AM**  
 Amt Owing this Citation: **\$100.00**      This Person: **\$300.00**      This Plate:  
 Issuing Agency: **Riverside County Administrative**      Dept: **Code Enforcement**  
 Status: **OPEN: Noticed (sent to FTB)**  
 Number: **1 of 2**

Responsible Party Information

Name: **VALENTINE, JAMES MONROE**  
 Address: **22542 CARTER DR**  
 City/State/Zip: **PERRIS, CA 92570**

Show all Panels | Hide all Panels

Citation Information

Location: **22542 CARTER DR PERRIS CA 92570**      Case: **CV1103150**      Badge #: **119**  
 Comments: **326-062-003**

Violation Information

Code	Description	Amount
17.16.010	Unpermitted landuse	\$100.00

Fee History

Payment History

Notice History

Appeal History

Responsible Party History

Citation History

Date	Transaction	Rep Name	Description
7/11/2011	New Citation Added	J Williams	.
7/11/2011	Citation Data Entered	E Johnson	.
7/11/2011	Responsible party entered	J Williams	.
7/12/2011	Notice sent	T FEES	Inserted during Extract Commit
8/12/2011	Notice sent	T FEES	Inserted during Extract Commit
9/16/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
3/6/2012	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST
3/9/2012	SSN Hit	H Akolawala	SSN HIT
3/9/2012	Send FTB Update	M Niranjana	Sending to FTB (tracking #20120309) for update due to TransCode 156 for cite #13801042
3/9/2012	FTB Update Requested	M Niranjana	Sending to FTB (tracking #20120309) for update due to TransCode 156 for cite #13801042

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# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

326062003-6  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
8/3/2011	9/6/2012

Citation Number	District	Class
A37900	5	SOAC

Property Address
326-062-003-6 22542 CARTER DR PERRIS, CA 92570 Assessee: Valentine, James Monroe Jr.

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1103150 -- A37900	1	200.00	200.00
			<b>Subtotal</b>	\$200.00

	<b>Payments/Credits</b>	\$0.00
<b>Total</b>		\$200.00



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Found Citations:  
A37900  Submit

General Information

Citation: **A37900**      Date: **08/03/11**      Time: **09:49 AM**  
 Amt Owing this Citation: **\$200.00**      This Person: **\$300.00**      This Plate:  
 Issuing Agency: **Riverside County Administrative**      Dept: **Code Enforcement**  
 Status: **OPEN; Noticed (sent to FTB)**  
 Number: **2 of 2**

Responsible Party Information

Name: **VALENTINE, JAMES MONROE**  
 Address: **22542 CARTER DR**  
 City/State/Zip: **PERRIS, CA 92570**

Show all Panels | Hide all Panels

Citation Information

Location: **22542 CARTER, PERRIS CA 92570**      Case: **CV1103150**      Badge #: **119**  
 Comments: **APN 326062003**

Violation Information

Code	Description	Amount
17.16.010	Unpermitted landuse	\$200.00

Fee History

Payment History

Notice History

Appeal History

Responsible Party History

Citation History

Date	Transaction	Rep Name	Description
8/19/2011	New Citation Added	D Do	
8/19/2011	Citation Data Entered	S Swier	
8/19/2011	Responsible party entered	D Do	
9/6/2011	Notice sent	T FEES	Inserted during Extract Commit
10/7/2011	Notice sent	T FEES	Inserted during Extract Commit
11/11/2011	FTB Notice sent	R Benavente	Inserted during Extract Commit for FTB Notice
3/6/2012	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST
3/9/2012	SSN Hit	H Akolawala	SSN HIT
3/9/2012	Send FTB Update	M Niranjanan	Sending to FTB (tracking #20120309) for update due to TransCode 156 for cite #13801042

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# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

326062003-6  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
1/18/2012	9/6/2012

<b>Property Address</b>
326-062-003-6 22542 CARTER DR PERRIS, CA 92570 Assessee: Valentine, James Monroe Jr.

Citation Number	District	Class
A38225	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1103150:A38225	1	500.00	500.00

<b>Subtotal</b>	\$500.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$500.00

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- Reports

Found Citations:  
A38225 Submit

**General Information**

Citation: **A38225**      Date: **01/18/12**      Time: **10:07 AM**  
 Amt Owing this Citation: **\$500.00**      This Person: **\$700.00**      This Plate:  
 Issuing Agency: **Riverside County Administrative**      Dept: **Code Enforcement**  
 Status: **OPEN: Noticed (sent to FTB)**  
 Number: **2 of 2**

**Responsible Party Information**

Name: **JAMES MONROE VALENTINE**  
 Address: **22542 CARTER DR**  
 City/State/Zip: **PERRIS, CA 92570**

Show all Panels | Hide all Panels

**Citation Information**

Location: **22542 CARTER DR**      Case: **CV-1103150**      Badge #: **RDOLAN**  
 Comments:

**Violation Information**

Code	Description	Amount
17.12.040	Land Use Violation	\$500.00

**Fee History**

**Payment History**

**Notice History**

**Appeal History**

**Responsible Party History**

**Citation History**

Date	Transaction	Rep Name	Description
1/20/2012	New Citation Added	J Franco	
2/20/2012	Notice sent	T FEES	Inserted during Extract Commit
3/22/2012	Notice sent	T FEES	Inserted during Extract Commit
4/23/2012	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
5/25/2012	Send FTB Update	M Niranjanan	Sending to FTB (tracking #70485) for update due to TransCode 156 for cite #14569553
5/25/2012	FTB Update Requested	M Niranjanan	Sending to FTB (tracking #70485) for update due to TransCode 156 for cite #14569553

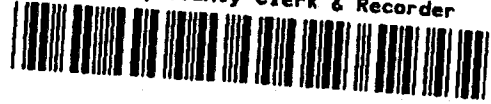
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When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2011-0318841  
07/20/2011 04:45P Fee:NC

Page 1 of 1  
Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of )

Case No.: CV11-03150

062 **M** 6  
062

James Monroe Valentine Jr.

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 22542 Carter Drive, Perris, CA 92570

PARCEL #: 326-062-003

LEGAL DESCRIPTION: LOT 3 BLK E MB 017/051 ALTURA ENCANTADA

VIOLATIONS: Riverside County Ordinance No. 348, (RCC Title 17.16.010) described as occupied recreational vehicle(s).

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Mary Overholt  
Mary Overholt, Code Enforcement Department

Dated: June 21, 2011

#### ACKNOWLEDGEMENT

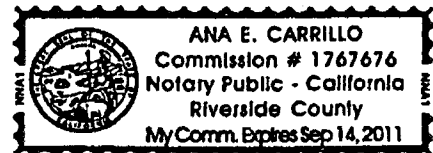
State of California )  
County of Riverside )

On 06/21/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt who 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.

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.

Ana E. Carrillo  
Commission # 1767676 Comm. Expires Sep. 14, 2011



Untitled

INQTITCO 326062003-6 2012 SECURED 17:33:10 09/06/2012 PAGE 1

ASSESSMENT NO 326062003-6 TAX YEAR 2012 TAXABILITY CD 0-00  
YR PARCEL 326-062-003-6 TRA 087-049 VEST CD MS

MAILNAME AHMAD ZUBAIR  
MAILADDR 2610 SALT GRASS TR DEER PARK TX 77536

ADDRDATE 07-17-2012 ADD DEEDPROC

OWNERID NONE

SITUS 22542 CARTER DR PERRIS 92570

ASSESSEE VALENTINE JAMES MONROE JR

VEST TIT COD NONE

VALUE 19000 LND 41000 STR

EXEMP 7000 HOX

TITLE INFO NONE

TX/SPL	1ST INSTALLMENT		2ND INSTALLMENT		COST
	TAX	PENALTY	TAX	PENALTY	
68-1377	1.87	.00	1.87	.00	.00
68-5305	3.47	.00	3.47	.00	
68-5402	5.50	.00	5.50	.00	
TOTAL DUE	21.68	10.84	10.84		
PAID STATUS		UNPAID	UNPAID		

CCCMENT NONE

BILL NBR NONE

CORTAC NO NONE

BILL SER NO

INQTITCO 326062003-6 2012 SECURED 17:33:10 09/06/2012 PAGE 2

DEFAULTED NONE

CHG ROLL NONE

YRCOMENT NONE

CREDIT CD-FEE: .44 .22 .22

ID DATA LOT 3 BLK E MB 017/051 ALTURA ENCANTADA

CONVEY 0218154 05/2012

ESCAPE NONE

ESCAPED ASMT NONE

PEN ASMTS (R&T 482) NONE

TIE TO ASSESSMENT NONE

2 SUPPLEMENTAL ASMTS 052040518-5 2002 SEC NO-SUP-BIL  
053173091-3 2011 2012 SEC NOT VALUED

\* \* \* LAST PAGE \* \* \*

**Owner**  
AHMAD,ZUBAIR

**Address**  
22542 CARTER DR PERRIS , CA 92570

**Parcel/Tax ID**  
326-062-003

**Property Profile**

**Ownership Information**

<b>Primary Owner</b>	AHMAD,ZUBAIR	<b>Site Address</b>	22542 CARTER DR
<b>Secondary Owner</b>		<b>Site City, St Zip</b>	PERRIS, CA 92570
<b>Ownership Description</b>	Single Man	<b>Mail Address</b>	2610 SALT GRASS TRL
<b>Telephone Number</b>	(281)542-0902	<b>Mail City, St Zip</b>	DEER PARK, TX 77536
<b>Lot</b>	3	<b>Census Tract</b>	0429.04
<b>Housing Tract / Subdivision Name</b>	/ ALTURA ENCANTADA		
<b>Legal Description</b>	LOT 3 BLK E MB 017/051 ALTURA ENCANTADA		

**Property Details**

<b>Use Code</b>	Mobile home		
<b>State</b>	CA	<b>County/Municipality</b>	RIVERSIDE
<b>RTSQ</b>		<b>Total Rooms</b>	
<b>Zoning</b>	RR	<b>Bedrooms</b>	2
<b>Number Of Units</b>		<b>Bathrooms</b>	1
<b>Year Built</b>	1986	<b>Basement Square Feet</b>	
<b># Of Stories</b>	1	<b>Parking</b>	in Carport
<b>Lot Size</b>	7,841	<b>Parking Square Feet</b>	
<b>Usable Lot Size</b>		<b>View</b>	
<b>Lot Depth</b>		<b>Pool</b>	
<b>Lot Width</b>		<b>Fireplace</b>	Yes
<b>Square Feet</b>	1,248	<b>HT/AC</b>	Both
<b>Square Ft 1st Flr</b>		<b>Cooling Detail</b>	Central
<b>Square Ft 2nd Flr</b>		<b>Heating Detail</b>	Central
<b>Square Ft 3rd Flr</b>		<b>Roof Type</b>	Comp Shingle
<b>Additions - Square Feet</b>		<b>Construction Quality</b>	
<b>Building Shape</b>		<b>Construction Type</b>	
<b>New Page Grid</b>	807D2	<b>Exterior</b>	
<b>Old Page Grid</b>	41B4	<b>Foundation</b>	

**Tax Information**

<b>Assessor's Parcel Number/Tax ID</b>	326-062-003	<b>Assessor's Market Value</b>	
<b>Assessed Total</b>	\$73,122	<b>Tax Amount</b>	\$721
<b>Land Total</b>	\$22,844	<b>Status/Yr Delinquent</b>	Current
<b>Improvement</b>	\$50,278	<b>Tax Rate Area</b>	87049
<b>Percent Improvement</b>	68.75%	<b>HomeOwners Exemption</b>	N

**Sale Information**

<b>Last Sale Date</b>	May 11, 2012	<b>1st Loan Amount / Type</b>	/ Conventional
<b>Document Number</b>	0000218154	<b>2nd Loan Amount</b>	
<b>Sale Value</b>	\$21,000	<b>Last Transaction W/O \$</b>	
<b>Cost / Square feet</b>	\$17	<b>Last Transaction W/O \$ Doc</b>	
<b>Title Company</b>			
<b>Lender</b>			

**Owner**  
AHMAD,ZUBAIR

**Address**  
22542 CARTER DR PERRIS , CA 92570

**Parcel/Tax ID**  
326-062-003

**Transaction History**

**Transaction 2 - Transfer**

**Transaction Information**

**Buyer / Borrower** AHMAD,ZUBAIR  
**Recorded Date** May 11, 2012  
**Title Company**  
**Signature Date** Mar 20, 2012  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** TAX COLL OF RIVERSIDE COUNTY  
**Transfer Value** \$21,000  
**Transaction Type** Resale  
**Deed In Lieu** N  
**Deed Type** Trustees Deed Upon Sale

**Document #** 0000218154

**Loan Information**

**Loan Amount**  
**Document #** 0000218154  
**Loan Type** Conventional  
**Interest Rate Type**  
**Seller Carry Back** N

**Lender Name**

**Transaction 1 - Transfer**

**Transaction Information**

**Buyer / Borrower** VALENTINE,JAMES M  
**Recorded Date** Oct 15, 2003  
**Title Company**  
**Signature Date**  
**Multiple/Portion**

**Ownership Transfer Information**

**Seller** HEALY,TR  
**Transfer Value**  
**Transaction Type** Resale  
**Deed In Lieu** N  
**Deed Type** Quitclaim Deed Of Trust

**Document #** 0000807686

**Loan Information**

**Loan Amount**  
**Document #** 0000807686  
**Loan Type** Conventional  
**Interest Rate Type**  
**Seller Carry Back** N

**Lender Name**

**Legend**

**\$** Unusually large change in price

**31** Multiple sales within a 30 day period

ZUBAIR AHMAD  
2610 SALT GRASS TRAIL  
DEER PARK, TX 77536

DOC # 2012-0218154  
05/11/2012 10:37A Fee:15.00  
Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NO SMF							T:	CTY	UNI 026

TRA 087-049

Doc. Trans. Tax - computed on full value of property conveyed \$ 23.10

Don Kent, Tax Collector  
*Don Kent*  
Signature of Declarant

C  
026

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 2005-2006  
and for nonpayment were duly declared to be in default 2006-326062003-0000  
Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and  
ZUBAIR AHMAD, A SINGLE MAN

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on MARCH 20, 2012 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$21,000.00  
NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to VALENTINE, JAMES MONROE JR., described as follows: 326062003-6  
Assessor's Parcel Number

OUTSIDE CITY  
LOT 3 IN BLOCK "E" OF ALTURA ENCANTADA, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 51 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

State of California Executed on  
County of Riverside MARCH 20, 2012 By Don Kent  
Tax Collector

On May 5, 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.

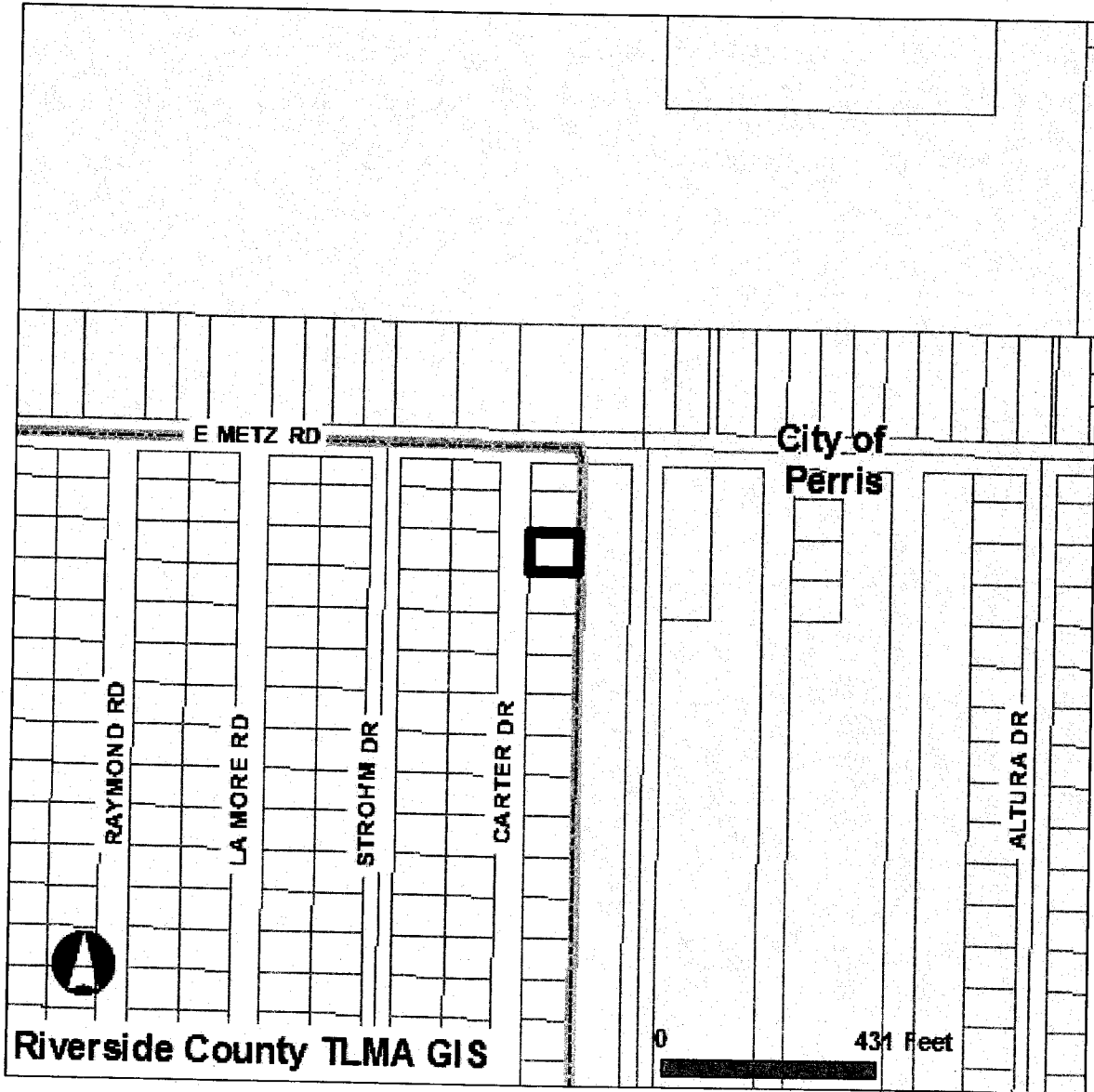
WITNESS my hand and official seal.  
Larry W. Ward, Assessor, Clerk Recorder

By: L. W. Taylor Seal  
Deputy





RIVERSIDE COUNTY GIS



Selected parcel(s):  
326-062-003

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD REPORT

**APNs**

326-062-003-6

**OWNER NAME / ADDRESS**

ZUBAIR AHMAD  
22542 CARTER DR  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
2610 SALT GRASS TR  
DEER PARK TX. 77536

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 17/51  
SUBDIVISION NAME: ALTURA ENCANTADA  
LOT/PARCEL: 3, BLOCK:  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.18 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1248 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1986 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 807 GRID: D2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: PERRIS  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: NOT APPLICABLE  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T4SR4W SEC 25

**ELEVATION RANGE**

1720/1720 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

---

**PLANNING**

**LAND USE DESIGNATIONS**

MDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

GOOD HOPE AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: I-215 CORRIDOR  
SUBAREA NAME: SOUTH MEAD VALLEY  
AMENDMENT NUMBER: 0  
ADOPTION DATE: FEB. 6, 2009  
ACREAGE: 939 ACRES

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

**ENVIRONMENTAL**

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND

**FIRE**

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.CENTRAL

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

MEAD VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
61

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY**

**FLOOD PLAIN REVIEW**  
NOT REQUIRED

**WATER DISTRICT**  
EMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SAN JACINTO VALLEY

---

**GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
PERRIS & PERRIS UNION HIGH

**COMMUNITIES**  
MEAD VALLEY

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 37.67 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042904

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
INFORMATION NOT AVAILABLE

**SPECIAL NOTES**  
NO SPECIAL NOTES

Case #	Description	Start Date
CV1103150	NEIGHBORHOOD ENFORCEMENT	Apr. 27, 2011
CV1203527	ABATEMENT	Jun. 12, 2012

REPORT PRINTED ON... Mon Sep 10 09:05:13 2012  
Version 120712

**Ruth, Debra**

---

**From:** Lam, Valerie  
**Sent:** Monday, November 10, 2014 2:10 PM  
**To:** Ruth, Debra  
**Subject:** RE: Excess Proceeds Claim - APN 326062003-6, TC 192 Item 237  
**Attachments:** 20141110135919790.pdf

Hi Debra,

Attached is the revised Summary Statement of Abatement Costs and the official copy of NOP.

Let me know if you need anything else.

Thank you,

*Valerie Lam*

Transportation Land Management Agency - Fiscal

☎ (951) 955-1836

[vlam@rctlma.org](mailto:vlam@rctlma.org)

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IN CONTEMPLATION OF LITIGATION

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**From:** Ruth, Debra [<mailto:DRuth@co.riverside.ca.us>]  
**Sent:** Tuesday, October 28, 2014 10:28 AM  
**To:** Lam, Valerie  
**Subject:** Excess Proceeds Claim - APN 326062003-6, TC 192 Item 237

Good morning,

The attached Excess Proceeds claim form from Code Enforcement is in review.

In order to proceed with the process, we will need:

Updated statement of monies owed up until the date of the sale, 3/20/2012

Recorded, official copy of Doc 2011-0318841

Please let me know if you have any questions.  
Thank you.

**Debra Ruth**

County of Riverside  
Treasurer-Tax Collector



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502  
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
326-062-003-6 RIVERSIDE COUNTY TREASURER P.O. BOX 12005 RIVERSIDE, CA 92502 Attn: A. Potenciano - Tax Sale Operations

Date: 10/28/2014

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
10/28/2014	CV1103150- INV #106872. Orig. Amount \$67.50.	67.50	67.50
06/10/2011	CV1103150:A37888- INV #A37888. Orig. Amount \$100.00. A37888	100.00	167.50
08/03/2011	CV1103150:A37900- INV #A37900. Orig. Amount \$200.00. A37900	200.00	367.50
01/18/2012	CV1103150:A38225- INV #A38225. Orig. Amount \$500.00.	500.00	867.50
		<b>Total Now Due</b>	<b>\$867.50</b>

**The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.**

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

**County of Riverside  
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680



## Statement of Abatement Costs

326-062-003-6  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502  
Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
10/28/2014	106872

Case Number	District	Class
CV1103150	5	SOAC

Property Address
326-062-003-6 22542 Carter Dr Perris, CA 92570 Assessee: Valentine, James Monroe Jr.

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
5/4/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
6/10/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/24/2012	Officer Hours	Labor Charges - Officer Time	0.1	130.00	13.00
		Subtotal Code Enforcement Costs			67.50

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Subtotal</b>	\$67.50
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$67.50

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*Churpen*  
Code Enforcement Department





# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demands@rctlma.org

## Administrative Citation

326062003-6  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502  
 Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
6/10/2011	9/6/2012

Property Address
326-062-003-6 22542 CARTER DR PERRIS, CA 92570 Assessee: Valentine, James Monroe Jr.

Citation Number	District	Class
A37888	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1103150:A37888	1	100.00	100.00

<b>Subtotal</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$100.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rectlma.org

## Administrative Citation

326062003-6  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
8/3/2011	9/6/2012

<b>Property Address</b>
326-062-003-6 22542 CARTER DR PERRIS, CA 92570 Assessee: Valentine, James Monroe Jr.

Citation Number	District	Class
A37900	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1103150 -- A37900	1	200.00	200.00
			<b>Subtotal</b>	\$200.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$200.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rcflma.org

## Administrative Citation

326062003-6  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
1/18/2012	9/6/2012

Property Address
326-062-003-6 22542 CARTER DR PERRIS, CA 92570 Assessee: Valentine, James Monroe Jr.

Citation Number	District	Class
A38225	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1103150:A38225	1	500.00	500.00

	<b>Subtotal</b>	\$500.00
	<b>Payments/Credits</b>	\$0.00
	<b>Total</b>	\$500.00

When recorded please mail to:  
Riverside County Code Enforcement Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557  
Mail Stop No. 5002

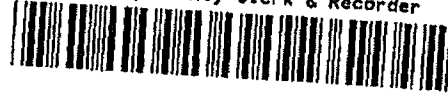
DOC # 2011-0318841

07/20/2011 04:45P Fee:NC  
Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of )

Case No.: CV11-03150

062 **M** 062

James Monroe Valentine Jr.

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 22542 Carter Drive, Perris, CA 92570

PARCEL #: 326-062-003

LEGAL DESCRIPTION: LOT 3 BLK E MB 017/051 ALTURA ENCANTADA

VIOLATIONS: Riverside County Ordinance No. 348, (RCC Title 17.16.010) decribed as occupied recreational vehicle(s).

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

Dated: June 21, 2011

By: Mary Overholt  
Mary Overholt, Code Enforcement Department

#### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

On 06/21/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt who 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.

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.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011

