

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

241 A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
AUG 19 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 138. Last assessed to: Josephine Agwuenu, a married woman as her sole and separate property. District 1 [\$997] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

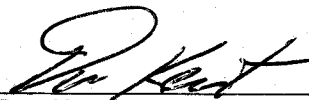
1. Approve the claim from Caroline N. Gwacham for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 266281007-8;
- (continued on page two)

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
Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 997	\$ 0	\$ 997	\$ 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

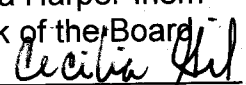
BY: 
Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: Washington
Date: September 22, 2015
xc: Treasurer

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

9-16

FORM APPROVED COUNTY COUNSEL 7/19/15
BY: 
GREGORY P. PRIAMOS
DATE

Departmental Concurrence

- 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. 192, Item 138. Last assessed to: Josephine Agwuenu, a married woman as her sole and separate property. District 1 [\$997] Fund 65595 Excess Proceeds from Tax Sale.

DATE: AUG 19 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Deny the claim from Josephine Agwuenu;
3. Authorize and direct the Auditor-Controller to issue a warrant to Caroline N. Gwacham in the amount of \$997.48, no sooner than ninety days from the date of the Order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

BACKGROUND:

Summary (continued)

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

1. Claim from Caroline N. Gwacham based on a Deed of Trust with Assignment of Rents recorded May 16, 2006 as Instrument No. 2006-0353436.
2. Claim from Josephine Agwuenu based on a Grant Deed recorded September 20, 2005 as Instrument No. 2005-0774489.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Caroline N. Gwacham be awarded excess proceeds in the amount of \$997.48. Since the amount claimed by Caroline N. Gwacham exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from Josephine Agwuenu. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Citizens and Businesses

Excess proceeds are being released to the Deed of Trust holder of the property.

ATTACHMENTS (if needed, in this order):

Copies of the Excess Proceeds Claim forms and supporting documentation are attached.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 138 Assessment No.: 266281007-8

Assessee: AGWUENU, JOSEPHINE

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 19 PM 12:19
RIVERSIDE COUNTY
TREAS. TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3072.36 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. 2005774489 recorded on 9-20-2005. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 18th day of June, 2012 at Sanbernardino California
County, State

[Signature]
Signature of Claimant

Signature of Claimant

CAROLINE GWATHKEY
Print Name

Print Name

3076 BUCKHAUSEN RD
Street Address

Street Address

CHINO HILLS, CA 91709
City, State, Zip

City, State, Zip

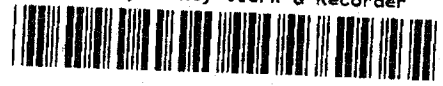
(909) 836-4824
Phone Number

Phone Number

NO

Order No.
Escrow No.
Loan No.

DOC # 2006-0353436
05/16/2006 08:00A Fee:19.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

Josephine Agwuenu
3076 Buckhaven Road
Chino Hills, CA 91709

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
✓			2		1				
					4				✓
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)



This DEED OF TRUST, made September 16, 2005, between Josephine Agwuenu herein called TRUSTOR, whose address is 3076 Buckhaven Road, Chino Hills, CA 91709,

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and Caroline N. Gwacham, herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in Riverside County, State of California, described as:

Vacant Land - APN No. 266-281-007

Lot 64, Glen Valley Farms Tract No., as shown by map on file in Book 16, Page(s) 16, Records of Riverside County Records.

together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$78,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

(CONTINUED ON NEXT PAGE)

1158 (1/94)
Page 1 of 4

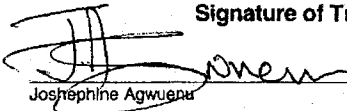
Public Record

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

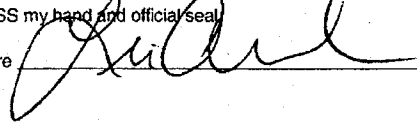
The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor


 Josephine Agwuenu

STATE OF CALIFORNIA)
 COUNTY OF San Bernardino)ss

On May 15, 2006 before me, Lisa Anderson, a notary public, personally appeared Josephine Agwuenu, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
 Signature 



(This area for official notarial seal)

(CONTINUED ON NEXT PAGE)

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**

NOTICE OF SALE OF TAX-DEFAULTED PROPERTY

JANUARY 31, 2012

CAROLINE N. GWACHAM
C/O JOSEPHINE AGWUENU
3076 BUCKHAVEN ROAD
CHINO HILLS, CA 91709

The records in this office indicate that you may have some interest in the property that is subject to tax sale. Please disregard this notice if you have no interest in the property described as follows:

OUTSIDE CITY

ASSESSMENT NUMBER 266281007-8
LAST ASSESSED TO: AGWUENU, JOSEPHINE

Unless a redemption of this Tax-Defaulted Property is received in the Tax Collector's Office on or before 5:00 PM on March 19, 2012, I will offer this property for sale to the highest bidder, beginning at 9:00 AM on Tuesday, March 20, 2012 at the Riverside Convention Center, 3443 Orange Street, in the City of Riverside, State of California.

If this parcel remains unsold after the March 20, 2012 Public Auction, it may be reoffered within a 90-day period. If you wish to bid at the Tax Sale you must register prior to the Sale at the Tax Collector's office. Should it become necessary to postpone the tax sale, the Tax Collector may postpone the tax sale within seven days from the original fixed date. The Tax Collector will announce the postponement at the time and place originally fixed for the public auction.

If this property is sold at public auction, you have the right to claim excess proceeds remaining after the tax liens and costs have been satisfied. The amount you can claim is in proportion to your interest in the property with other claims of equal priority. To file a claim for excess proceeds, you must be a party of interest as defined in Section 4675 of the California Revenue and Taxation Code. Your claim for excess proceeds must be filed within one year of the recordation of the Tax Collector's deed to the purchaser.

The law protects parties of interest by requiring that any assignment of the right to claim excess proceeds to another party be made only by a dated, written document stating specifically that the right to claim the excess proceeds is being assigned and that each party to the transaction has informed the other of the value of the right being assigned.

If you have any questions about this notice or about filing a claim for excess proceeds, please contact the Tax Sale Operations Unit at the above address.

Don Kent
Treasurer-Tax Collector

PLEASE RETURN THIS STUB WITH YOUR PAYMENT TO:

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR, P.O. BOX 12005, RIVERSIDE, CA 92502-2205
ATTN: TAX SALE OPERATIONS

TC 192 ITEM # 138

ASSESSMENT NUMBER 266281007-8

Only cash or Cashier's Check will be accepted for the redemption of this property. Please do not send cash through the mail.

AMOUNT REQUIRED TO REDEEM

IF PAID DURING

AND BEFORE 5 P.M. ON

\$11,822.76
\$11,927.64

FEBRUARY 2012
MARCH 2012

FEBRUARY 29, 2012
MARCH 19, 2012

In the event it has been necessary to serve personal notice of the sale, pursuant to Revenue and Taxation Code Section 3704.7, a fee of \$100.00 will be added to the above redemption amount.

Riverside County Treasurer

P. O. Box 12005

Riverside, CA 92505-2205

November 13, 2014

To whom it may concern

This is an Updated Statement of Monies Owed as of March 20, 2012.

My name is Caroline N. Gwacham also known as Caroline Gwacham without middle initial as reference in Doc. #2006-0353436. There is no Monies owed on this land and I have never received and monies from the sale of this land either.

Re: APN: 266281007-8

TC 192 Item 138.

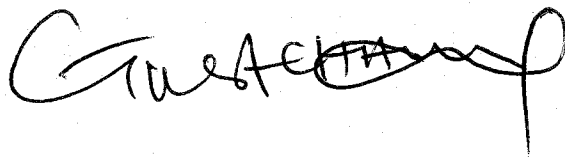
Please send me the balance left from the sale of this land according to sale paper \$15,000.00 minus the Tax of \$11,927.64.

Thanks,

Caroline Gwacham

7481 Clementine Dr.

Corona, CA 92880-9069

A handwritten signature in black ink, appearing to read 'Caroline Gwacham', with a large, stylized flourish at the end.

November 3, 2014

Caroline Gwacham
7481 Clementine Dr.
Corona, CA 92880-9069

Re: APN: 266281007-8
TC 192 Item 138
Date of Sale: March 20, 2012

Dear Caroline Gwacham:

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.

<input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100	<input type="checkbox"/> Original Excess Proceeds Claim Form
<input checked="" type="checkbox"/> Notarized Statement of one and the same person as Caroline N. Gwacham as referenced on Doc #2006-0353436	<input checked="" type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)
<input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of	<input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)
<input type="checkbox"/> Copy of Trust/Will (Complete) for	<input type="checkbox"/> Court Order Appointing Administrator
<input type="checkbox"/> Certified Death Certificate's for	<input checked="" type="checkbox"/> Deed of Trust With Assignment of Rents Doc #2006-0353436
<input type="checkbox"/> Copy of Marriage Certificate for	<input checked="" type="checkbox"/> Other – Copy of Promissory Note

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

Sincerely,

Shawana Green

Shawana Green
County of Riverside
Treasurer-Tax Collector
Tax Sale Operations
(951) 955-3947
(951) 955-3990 Fax

July 22, 2015

Caroline Gwacham
7481 Clementine Dr.
Corona, CA 92880-9069

Re: APN: 266281007-8
TC 192 Item 138
Date of Sale: March 20, 2012

To Whom It May Concern:

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 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 – Notarized statement of money owed and what the terms of the loan were. Please send any loan documents you have for this loan between Ms. Gwacham and Ms. Agwuenu, if available.

Please send in all documents within 30 days (**August 21, 2015**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Jennifer Pazicni
Tax Sale Operations Unit
(951) 955-3336
(951) 955-3990 Fax
jpazicni@co.riverside.ca.us

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 138 Assessment No.: 266281007-8

Assessee: AGWUENU, JOSEPHINE

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 19 AM 6:10
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

072 3/21 balance I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of _____ from the sale of the above mentioned real property. I/We were the lienholder property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2005 774489; recorded on 9-20-2005. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 15 day of June, 2012 at Sanbernardino, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

JOSEPHINE AGWUENU
Print Name

Print Name

3076 BUCKHAVEN RD
Street Address

Street Address

CHINO HILLS, CA 91709
City, State, Zip

City, State, Zip

909-214-1970 cell
Phone Number

Phone Number

25

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE INSURANCE CO.
INLAND EMPIRE DIVISION
RECORDING REQUESTED BY:

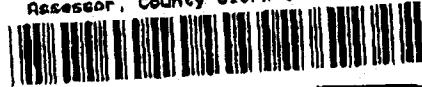
Escrow No. 31676JP
Title Order No.

When Recorded Mail Document
and Tax Statement To:
Mrs. Lynn C. Scott
2570 3rd Street
Riverside, CA 92507

DOC # 2005-0774489

09/20/2005 08:00A Fee:30.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside

Larry U. Ward
Assessor, County Clerk & Recorder



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SPACE ABOVE THIS LINE FOR RECORDING USE

APN: 286-281-007

GRANT DEED

TRA: 098-024

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 123.20

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area

T
L
30

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rosendo Miramontes, An Unmarried Man

heraby GRANT(S) to Josephine Agwuenu, a married woman as her sole and separate property

the following described real property in the
County of Riverside, State of California

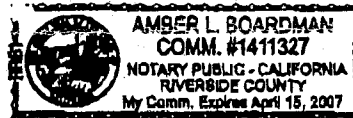
Lot 64, Map of of Glen Valley Farms, Tract No. 1 filed , Map Book 16, Page(s) 16, County Records.

DATED: July 1, 2005

STATE OF CALIFORNIA
COUNTY OF Riverside
ON July 1, 2005 before me,
Amber L. Boardman personally appeared
Rosendo Miramontes

Rosendo Miramontes
Rosendo Miramontes

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Signature Amber L. Boardman

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 31676JP
Title Order No.

EXHIBIT ONE

Lot 64, Map of of Glen Valley Farms, Tract No. 1 filed , Map Book 16, Page(s) 16, County Records.



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	485	428	PCOR	NICOR	SME	NCHG	EXAM
NO SME									026

TRA 098-024
Doc. Trans. Tax - computed on full value of property conveyed \$ 16.50

Doc Kent, Tax Collector
Signature of Deedant

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 2006-266281007-0000

BOTTOM LINE SOLUTIONS, INC, A CORPORATION

("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 \$15,000.00

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

AGWUENI, JOSEPHINE, described as follows:

266281007-8
Assessor's Parcel Number

OUTSIDE CITY

LOT 94 OF GLEN VALLEY TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

State of California Executed on
County of Riverside MARCH 20, 2012 By

Tax Collector

On MAY 1, 2012, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who provided 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 the 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: Deputy Seal



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

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951)486-7000

www.riversideacr.com

5/17/2012

COURTESY NOTICE

Document: 2012-0218136

AGWUENU JOSEPHINE
3076 BUCKHAVEN RD
CHINO HILLS CA 91709

CONFIRMATION OF RECORDING OF A DOCUMENT

Dear Homeowner,

The Assessor-County Clerk-Recorder of the County of Riverside is committed to protecting its residents from fraudulent land transactions. In that regard, we are monitoring all recordings of Deeds and Deeds of Trust and other similar documents and are sending out Courtesy Notices regarding recent property recording transactions.

Our records indicate that a document affecting your real property was recently recorded. A copy of the first two pages of the document is shown on the reverse side.

IF THE TRANSACTION IS CORRECT, NO ACTION IS REQUIRED ON YOUR PART.

If you are unaware of this transaction, you may wish to telephone the County of Riverside District Attorney's Real Estate Fraud Unit at 1-877-723-7779. You may also fill out a Special Prosecution Complaint Form, which can be forwarded to the District Attorney's office. This form may be found on the District Attorney's website at: http://www.rivcoda.org/pdf/SPS_ComplaintForm.pdf. You may also telephone your local law enforcement agency to have this matter investigated.

Sincerely,
County of Riverside
By:

Larry Ward
Assessor-County Clerk-Recorder

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**

NOTICE OF SALE OF TAX-DEFAULTED PROPERTY

JANUARY 31, 2012

CAROLINE N. GWACHAM
C/O JOSEPHINE AGWUENU
3076 BUCKHAVEN ROAD
CHINO HILLS, CA 91709

The records in this office indicate that you may have some interest in the property that is subject to tax sale. Please disregard this notice if you have no interest in the property described as follows:

OUTSIDE CITY

ASSESSMENT NUMBER 266281007-8
LAST ASSESSED TO: AGWUENU, JOSEPHINE

Unless a redemption of this Tax-Defaulted Property is received in the Tax Collector's Office on or before 5:00 PM on March 19, 2012, I will offer this property for sale to the highest bidder, beginning at 9:00 AM on Tuesday, March 20, 2012 at the Riverside Convention Center, 3443 Orange Street, in the City of Riverside, State of California.

If this parcel remains unsold after the March 20, 2012 Public Auction, it may be reoffered within a 90-day period. If you wish to bid at the Tax Sale you must register prior to the Sale at the Tax Collector's office. Should it become necessary to postpone the tax sale, the Tax Collector may postpone the tax sale within seven days from the original fixed date. The Tax Collector will announce the postponement at the time and place originally fixed for the public auction.

If this property is sold at public auction, you have the right to claim excess proceeds remaining after the tax liens and costs have been satisfied. The amount you can claim is in proportion to your interest in the property with other claims of equal priority. To file a claim for excess proceeds, you must be a party of interest as defined in Section 4675 of the California Revenue and Taxation Code. Your claim for excess proceeds must be filed within one year of the recordation of the Tax Collector's deed to the purchaser.

The law protects parties of interest by requiring that any assignment of the right to claim excess proceeds to another party be made only by a dated, written document stating specifically that the right to claim the excess proceeds is being assigned and that each party to the transaction has informed the other of the value of the right being assigned.

If you have any questions about this notice or about filing a claim for excess proceeds, please contact the Tax Sale Operations Unit at the above address.

Don Kent
Treasurer-Tax Collector

PLEASE RETURN THIS STUB WITH YOUR PAYMENT TO:

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR, P.O. BOX 12005, RIVERSIDE, CA 92502-2205
ATTN: TAX SALE OPERATIONS

TC 192 ITEM # 138

ASSESSMENT NUMBER 266281007-8

Only cash or Cashier's Check will be accepted for the redemption of this property. Please do not send cash through the mail.

<u>AMOUNT REQUIRED TO REDEEM</u>	<u>IF PAID DURING</u>	<u>AND BEFORE 5 P.M. ON</u>
\$11,822.76	FEBRUARY 2012	FEBRUARY 29, 2012
\$11,927.64	MARCH 2012	MARCH 19, 2012

In the event it has been necessary to serve personal notice of the sale, pursuant to Revenue and Taxation Code Section 3704.7, a fee of \$100.00 will be added to the above redemption amount.