

FORM APPROVED COUNTY COUNSEL 8/12/15  
 BY: GREGORY P. PRAMOS DATE

Departmental Concurrence

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

270A



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

**SUBMITTAL DATE:**  
**AUG 12 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 11. Last assessed to: Farwest Homes, LLC, a California Limited Liability Company. District 2 [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:  
 1. Deny the claim from Farwest Homes, LLC last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 119311018-5;  
 (continued on page two)

**BACKGROUND:**  
**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the April 29, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 17, 2013 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

*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	

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

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

BY: *Samuel Wong 9/10/15*  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, 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: *Kecia Harper-Ihem*  
 Deputy

A-30  
 Positions Added  
 4/5 Vote  
 Change Order

Prev. Agn. Ref.: | District: 2 | Agenda Number:

9-32

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 11. Last assessed to: Farwest Homes, LLC, a California Limited Liability Company. District 2 [\$0]

**DATE:** AUG 12 2015

**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 \$46,621.09 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 June 20, 2013.

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

1. Claim from Farwest Homes, LLC based on a Grant Deed recorded June 10, 2005 as Instrument No. 2005-0464733.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Farwest Homes, LLC be denied since at the time the claim was filed and at all relevant times since the Limited Liability Company was FTB suspended which deprives it of all rights, privileges, and powers and it has no right or authority to file an administrative claim for the excess proceeds. Since there are no other claimants the unclaimed excess proceeds in the amount of \$46,621.09 will be transferred to the county general fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

**Impact on Citizens and Businesses**

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

**ATTACHMENTS (if needed, in this order):**

A copy of the Excess Proceeds Claim form and supporting documentation are attached.

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 196 Item 11 Assessment No.: 119311018-5

Assessee: FARWEST HOMES

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

RECEIVED  
2014 MAR 12 AM 8:35  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$46,621.09 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. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

PLEASE MAKE CHECK PAYABLE TO 'SERGE DOROSHIN'  
AS 'FAR WEST HOMES' IS NO LONGER BEING USED OR  
ACTIVE. I AM ATTACHING DOCUMENTATION SHOWING MY  
OWNERSHIP OF 'FAR WEST HOMES'.

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

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

Executed this 12<sup>th</sup> day of March, 2014 at Riverside County, CA  
County, State

Signature of Claimant

Signature of Claimant

SERGE DOROSHIN  
Print Name

Print Name

32524 SEACLIFF DR  
Street Address

Street Address

RANCHO PALM VERDES, CA  
City, State, Zip

City, State, Zip

310.424.90275  
Phone Number

Phone Number

92068

05/10/2005 08:00A Fee:13.00  
Page 1 of 3 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:  
First American Title Company

AND WHEN RECORDED MAIL TO:

Mr. Sergei Doroschin  
32524 SEACLIFF DR.  
RANCHO PALOS VERDE, CA 90275



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

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1907785  
TRA# 004-141 GRANT DEED Escrow No.: 15-005733-JP

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
**DOCUMENTARY TRANSFER TAX is \$192.50**  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 Unincorporated area  City of Corona AND

13  
T  
CM

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gorgi Milankovski and Biljana Milankovski, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

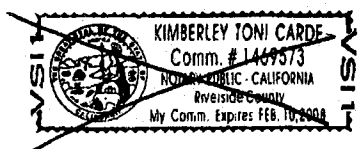
Farwest Homes, LLC, a California Limited Liability Company

the real property in the City of Corona, County of Riverside, State of California, described as:  
**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.**  
Also Known as: Vacant Land, APN# 119-311-018, Corona, CA  
AP#: 119-311-018

DATED May 18, 2005  
STATE OF CALIFORNIA  
COUNTY OF Riverside  
On May 23, 2005  
Before me, Kimberly Carde  
A Notary Public in and for said State, personally appeared  
Gorgi Milankovski  
Biljana Milankovski

Gorgi Milankovski  
Biljana Milankovski

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: Kimberly Carde

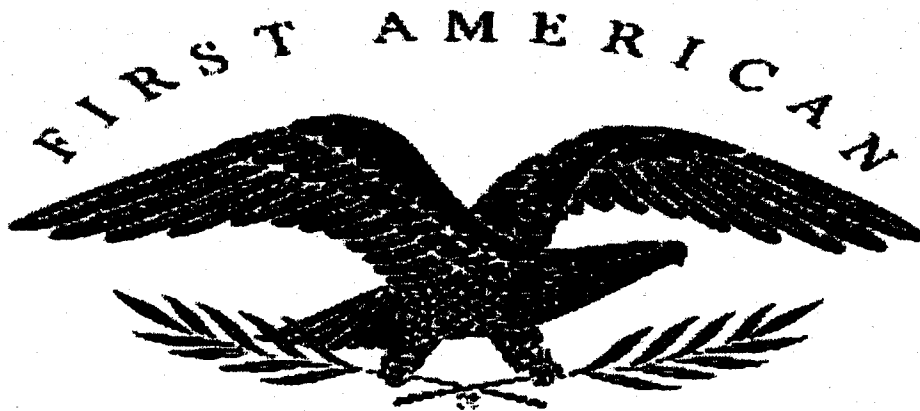
(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

1907785-22

**EXHIBIT 'A'**

Lot 1, Block B of Holt's subdivision as shown by map on file in Book 4, Page 25 of Maps, in the office of the County Recorder of San Bernardino County, California, together with the East half of Lot A and that portion of the South half of the alley adjacent thereto as vacated by Resolution of the City Council of the City of Corona, recorded May 6, 1955, as Instrument No. 29790 in Book 1733, Page 279 of Official Records of Riverside County, California.

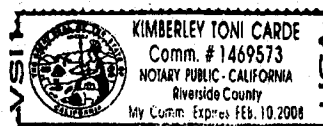


STATE OF CALIFORNIA        )ss.  
COUNTY OF RIVERSIDE     )

On May 23, 2005, before me, KIMBERLEY TONI CARDE, personally appeared GORGI MILANKOVSKI AND BILJANA MILANKOVSKI, ~~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 *Kimberley Toni Carde*



(This area for official notarial seal)

3008 (1/94) (General)  
First American Title Insurance Company

## Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, July 28, 2015. Please refer to Processing Times for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	FAR WEST HOMES, LLC
Entity Number:	199915410062
Date Filed:	06/01/1999
Status:	FTB SUSPENDED
Jurisdiction:	CALIFORNIA
Entity Address:	32524 SEACLIFF DRIVE
Entity City, State, Zip:	RANCHO PALOS VERDES CA 90275
Agent for Service of Process:	SERGE SREBNIK
Agent Address:	32524 SEACLIFF DR
Agent City, State, Zip:	RANCHO PALOS VERDES CA 90275

\* Indicates the information is not contained in the California Secretary of State's database.

\* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to Name Availability.
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to Information Requests.
- For help with searching an entity name, refer to Search Tips.
- For descriptions of the various fields and status types, refer to Field Descriptions and Status Definitions.

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