

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

268A



**SUBMITTAL DATE:  
AUG 12 2015**

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

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 334. Last assessed to: Jack R. Larabee and Juliana Larabee, husband and wife as joint tenants. District 3 [\$15,552] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Found Extra Money, LLC, assignee for Jack R. Larabee and Juliana Larabee, last assesseees for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 463030007-3;

(continued on page two)

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the 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  
Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 15,552	\$ 0	\$ 15,552	\$ 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: 3

Agenda Number:

**9-45**

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

Departmental Concurrence

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

**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 334. Last assessed to: Jack R. Larabee and Juliana Larabee, husband and wife as joint tenants. District 3 [\$15,552] Fund 65595 Excess Proceeds from Tax Sale.

**DATE: AUG 12 2015**

**PAGE: Page 2 of 2**

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to Found Extra Money, LLC, assignee for Jack R. Larabee and Juliana Larabee in the amount of \$15,552.89, 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.

**BACKGROUND:**

**Summary (continued)**

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

1. Claim from Found Extra Money, LLC, assignee for Jack R. Larabee and Juliana Larabee based on an Assignment of Right to Collect Excess Proceeds dated June 3, 2014 and a Grant Deed recorded November 24, 2004 as Instrument No. 2004-0939542.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Found Extra Money, LLC, assignee for Jack R. Larabee and Juliana Larabee be awarded excess proceeds in the amount of \$15,552.89. 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**

Excess proceeds are being released to the last assessesees of the property.

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

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

4

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

**RECEIVED**  
2014 JUN 12 PM 12:26  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector  
Re: Claim for Excess Proceeds  
TC 196 Item 334 Assessment No.: 463030007-3  
Assessee: LARABEE, JACK R & JULIANA  
Situs: 33320 9TH ST WINCHESTER 92596  
Date Sold: April 29, 2013  
Date Deed to Purchaser Recorded: June 20, 2013  
Final Date to Submit Claim: June 20, 2014

I/We, pursuant to Revenue and Taxation Code Section 4076, hereby claim excess proceeds in the amount of \$ 16,000.00 (approx) 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. 2013-0295430; recorded on 06/20/2013. A copy of this document is attached hereto. 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.**

Grant Deeds  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 3 day of June, 2014 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant

[Signature]  
Signature of Claimant

JACK R. LARABEE  
Print Name

JULIANA LARABEE  
Print Name

33350 9th St.  
Street Address

33350 9th St.  
Street Address

WINCHESTER, CA 92596  
City, State, Zip

WINCHESTER, CA 92596  
City, State, Zip

(951) 926-3912  
Phone Number

(951) 926-3912  
Phone Number

7

**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 334 Assessment No.: 463030007-3

Assessee: LARABEE, JACK R & JULIANA

Situs: 33320 9TH ST WINCHESTER 92596

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$~~16,000.00 (9720x)~~ from the sale of the above mentioned real property. I/We were the  lienholder(s), Assignee  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. 2013-0295430; recorded on 06/20/2013. A copy of this document is attached hereto. 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.**

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS.

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 2<sup>ND</sup> day of JUNE, 2014 at LOS ANGELES, CA  
County, State

Dennis A. Murkey  
Signature of Claimant

DENNIS A. MURKEY, MANAGER  
Print Name

FOUND EXTRA MONEY, LLC  
Print Name

9420 RESEDA BLVD., # 830  
Street Address

NORBRIDGE, CA 91324  
City, State, Zip

(888) 867-4785  
Phone Number

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

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

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

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

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

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to FOUND EXTRA MONEY, LLC my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 413-030-007-3 sold at public auction on 04/29/2013. I understand that the total of excess proceeds available for refund is \$11,000.00 (APPROX.) and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

[Signature]  
(Signature of Party of Interest/Assignor)

JACK R. LARABEE + JULIANA LARABEE  
(Name Printed)  
33350 9<sup>th</sup> St.  
(Address)  
WINCHESTER, CA 92596  
(City/State/Zip)  
(951) 970-6376  
(Area Code/Telephone Number)

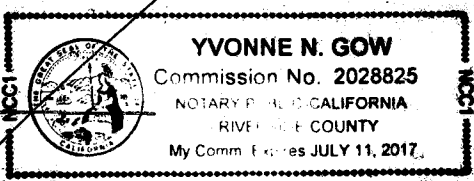
STATE OF CALIFORNIA ) ss.  
COUNTY OF Riverside

On June 3, 2014 before me Yvonne N. Gow, Notary Public, personally appeared Jack R. Larabee and Juliana Larabee, 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.

Yvonne N. Gow  
(Signature of Notary)



(This area for official seal)

See Attached Certificate next page.

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

Dennis A. Murkey  
(Signature of Assignee)

DENNIS A. MURKEY, MANAGER FOUND EXTRA MONEY, LLC  
(Name Printed)  
9420 RESEDA BLVD, # 830  
(Address)

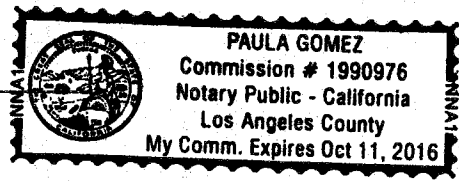
STATE OF CALIFORNIA ) ss.  
COUNTY OF Cos Angeles

NORTHRIDGE, CA 91324  
(City/State/Zip)

On June 09-2014 before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis A. Murkey, 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.

WITNESS my hand and official seal.

Paula Gomez  
(Signature of Notary)



(This area for official seal)

State of California

County of Riverside

On June 3, 2014 before me, Yvonne N. Gow, Notary Public, personally appeared **Juliana Larabee and Jack R. Larabee** who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

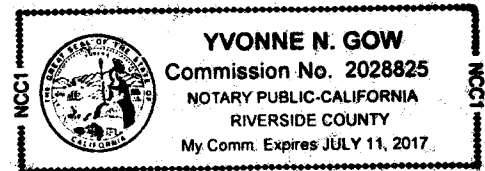
**I certify that under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct**

WITNESS my hand and official seal.

Signature

*Yvonne N. Gow*  
Yvonne N. Gow Notary Public  
My commission expires 07/11/2017

(Seal)



This Notarial Certificate was attached to Assignment of Right to Collect Excess Proceeds dated June 3, 2014.

1

RECORDING REQUESTED BY

DOC # 2004-0939542

11/24/2004 08:00A Fee:37.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:

NAME JACK R. LARABEE & JULIANA LARABEE  
ADDRESS 33320 9TH STREET  
CITY & STATE WINCHESTER, CA 92596

Title Order No. 507271065  
Escrow No. 21442-G  
Assessor's Parcel No. 463-030-007-3/463-030-016-1  
Date September 17, 2004

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

T  
TC

37

APN: 463-030-007 TRA: 071-045

GRANT DEED

The undersigned declares that the documentary transfer tax is \$165.00 and is computed on the full value of the interest or property conveyed. The property is located in the ~~city of WINCHESTER.~~

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUZANNE ST-ARNEAULT, Trustee of the SUZANNE ST-ARNEAULT REVOCABLE LIVING TRUST does hereby GRANT to

JACK R. LARABEE and JULIANA LARABEE, husband and wife as joint tenants the following described real property in the ~~City of WINCHESTER,~~ County of RIVERSIDE, State of California:

THE EAST 57.25 FEET OF LOT 60 AS SHOWN ON FILE OF PARSON'S SURVEY OF THE TOWN OF WINCHESTER, ON FILE IN BOOK 2, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN WINCHESTER ROAD 80.00 FEET WIDE, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 5, 1951 AS INSTRUMENT NO. 37368 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUZANNE ST-ARNEAULT REVOCABLE LIVING TRUST

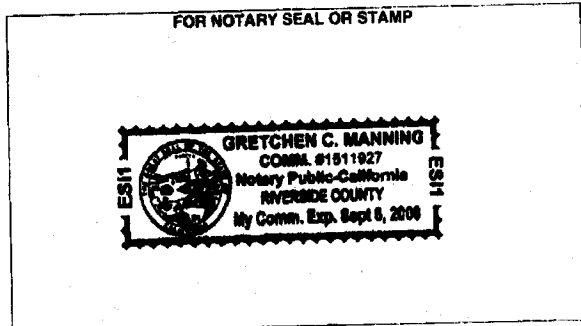
BY: *Suzanne St Arneault*  
SUZANNE ST-ARNEAULT, Trustee

STATE OF CALIFORNIA, *Riverside* } ss.  
COUNTY OF

On *9/20/04* before me, the undersigned Notary Public in and for said State, personally appeared SUZANNE ST-ARNEAULT, personally known to me (or 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 on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Gretchen Manning*



MAIL TAX STATEMENTS AS DIRECTED ABOVE

**FOUND EXTRA MONEY, LLC**

UNCLAIMED MONEY CONSULTANTS

**WWW.FoundExtraMoney.com**

Email: [Richard@foundextramoney.com](mailto:Richard@foundextramoney.com)

**LAS VEGAS OFFICE:**

8022 S. Rainbow Blvd. #362

Las Vegas, NV 89139

Toll Free: (888) 867-4785

Fax No: (702) 331-4992

**LOS ANGELES OFFICE**

9420 Reseda Blvd. #830

Northridge, CA 91324

Toll Free: (888) 867-4785

Fax No.: (818) 701-7184

**PLEASE REPLY TO LOS ANGELES OFFICE**

June 9, 2014

Mr. Don Kent

Riverside County Treasurer-Tax Collector

P.O. Box 12005

Riverside, CA 92502

**RE: Excess Proceeds Claim: Parcel Number 463-030-007-3 (33320 9<sup>th</sup> St., Winchester, CA 92596)**

Sale Date: 04/29/2013

Recorded Date: 06/20/2013

Claimant: JACK R. LARABEE and JULIANA LARABEE—75% of \$16,000.00 = \$12,000.00

Claimant: FOUND EXTRA MONEY, LLC ("FEM, LLC")—25% of \$16,000.00 = \$4,000.00

Total Amount of Excess Proceeds: approximately \$16,000.00

Dear Mr. Kent:

Enclosed for your reference, please find the following documents in support of our claim(s) for the excess proceeds resulting from the tax sale of the above-referenced property at the Tax Collector's Public Tax Auction held on April 29, 2013:

1. Copy of the Grant Deed recorded on 11/24/2004 showing JACK R. LARABEE and JULIANA LARABEE as having been granted the property as joint tenants as referenced by the above mentioned APN (1 page);
2. County of Riverside, Office of the Treasurer-Tax Collector Sale of Tax-Defaulted Property (Sale #TC196) on April 25, 2013 thru April 29, 2013, showing the above referenced parcel to be Item# 334 on the sale list (1 page);



3. Property Report showing the legal description of the property, and JACK R. LARABEE and JULIANA LARABEE as having been the sellers of the property at the time of the Public Auction which was recorded on 06/20/2013 (4 pages);
4. Riverside County Claim for Excess Proceeds from the Sale of Tax-Defaulted Property signed by JACK R. LARABEE and JULIANA LARABEE on June 3, 2014 (1 page);
5. Authorization, Assignment and Fee Agreement signed by JACK R. LARABEE and JULIANA LARABEE (Assignors) on 05/27/2014 and FEM, LLC (Assignee) signed on 06/02/2014 to pay 25% of the amount to FEM, LLC (1 page);
6. Notarized Assignment of Right to Collect Excess Proceeds to Found Extra Money, LLC, signed by JACK R. LARABEE and JULIANA LARABEE on May 27, 2014, and by DENNIS A. MURKEY, Manager for Found Extra Money, LLC on June 9, 2014 (2 pages);

Pursuant to California Courts of Appeals case law and statutory authority you must recognize that our rights, as an assignee, must be protected in any distribution of proceeds by issuing of a separate draft in the name of Found Extra Money, LLC. (*Marion Drive, LLC v. Saladino* (2006) 136 Cal.App.4<sup>th</sup> 1432, 1437; *Fjaeran v. Board of Supervisors* (1989) 210 Cal.App.3d 434,442; CA Rev. & Tax Code Sec. 4675, subd (e) (2). Assignments are permitted (Section 4675, subd. (b));

7. Riverside County Claim for Excess Proceeds from the Sale of Tax - Defaulted Property signed by FEM, LLC on 06/02/2014 (1 page);
8. A valid photo ID for JACK R. LARABEE and JULIANA LARABEE (1 page);
9. A copy of the Social Security cards for JULIANA LARABEE and JACK R. LARABEE (1 page);
10. A completed and signed W-9 Form by JACK R. LARABEE dated 05/27/2014 (1 page);
11. A completed and signed W-9 Form by JULIANA LARABEE dated 05/27/2014 (1 page);

12.A completed and signed W-9 Form by Found Extra Money, LLC dated 06/02/2014 (1 page);

13. Notarized Limited Power of Attorney authorizing Found Extra Money, LLC to represent JULIANA LARABEE and JACK R. LARABEE as true and lawful attorney to do all things with regard to the collection of excess proceeds, and signed by JULIANA LARABEE and JACK R. LARABEE on June 3, 2014 (2 pages).

Please issue separate checks as follow:

JACK R. LARABEE and JULIANA LARABEE—75% = \$12,000.00  
FOUND EXTRA MONEY, LLC—25% = \$4,000.00

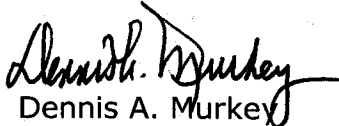
Mail to:

Found Extra Money, LLC  
9420 Reseda Blvd., #830  
Northridge, CA 91324

If you have any questions regarding the above, please do not hesitate to contact me at 888-867-4785.

Thank you.

Sincerely,

  
Dennis A. Murkey  
FEM, LLC