

FORM APPROVED COUNTY COUNSEL 10/14/15  
 BY: GREGORY P. PRIAMOS DATE

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

647A



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

**SUBMITTAL DATE:**  
**OCT 14 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 13. Last assessed to: Raad Jebo, a single man. District 1 [\$11,602]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from the Riverside County Treasurer-Tax Collector for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 271263004-7;  
 (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 August 20, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded October 2, 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 October 30, 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	\$ 11,602	\$ 0	\$ 11,602	\$ 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 Benoit, seconded by Supervisor Tavaglione 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:** November 3, 2015  
**xc:** Treasurer

Kecia Harper-Ihem  
 Clerk of the Board  
 By:   
 Deputy

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

9-13

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

Departmental Concurrence

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 197, Item 13. Last assessed to: Raad Jebo, a single man. District 1 [\$11,602]. Fund 65595 Excess Proceeds from Tax Sale.

**DATE: OCT 14 2015**

**PAGE: Page 2 of 2**

**RECOMMENDED MOTION:**

2. Approve the claim from Raad Jebo for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 271263004-7;
3. Authorize and direct the Auditor-Controller to issue a warrant to the Riverside County Treasurer-Tax Collector in the amount of \$965.00 and Raad Jebo in the amount of \$10,637.92, 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 two claims for excess proceeds:

1. Claim from the Riverside County Treasurer-Tax Collector based on a Certificate of Lien recorded November 19, 2008 as Instrument No. 2008-0613014.
2. Claim from Raad Jebo based on a Grant Deed recorded February 3, 2005 as Instrument No. 2005-0096977.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the Riverside County Treasurer-Tax Collector be awarded excess proceeds in the amount of \$965.00 and Raad Jebo be awarded excess proceeds in the amount of \$10,637.92. 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 a lien holder and the last assessee 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 197 Item 13 Assessment No.: 271263004-7

Assessee: JEBO, RAAD

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

RECEIVED  
2014 MAR -3 AM 9:22  
RIVERSIDE COUNTY  
TREAS. TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 905<sup>00</sup> 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. See attached; 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.

See 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 3rd day of March, 2014 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant

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

Return to  
Print Name DON KENT  
County Treasurer-Tax Collector  
P.O. Box 12005  
Street Riverside, California 92502-2205

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Street Address

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

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

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

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

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

X RAAD SHABO JEBO  
1051 ALESSANDRO BLV NO 100A  
RIVERSIDE CA 92508

Doc # 2008-0613014 X  
11/19/2008 08:00A Fee: NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
== Larry W Ward ==  
Assessor, County Clerk and Recorder  
\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

CERTIFICATE OF LIEN X

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq. and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS  
COUNTY OF RIVERSIDE

No. 0359971 X

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

X JEBO RAAD SHABO  
1051 ALESSANDRO BLV NO 100A  
RIVERSIDE CA 92508

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2008-2009	009-088	000234911-6	\$465.74	\$46.57		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 10/30/2008 \_\_\_\_\_

Paul McDonnell, Tax Collector

INQUHIST 000234911-6 2008

01/06/2014 16:19:22 PAGE: 1

ASMTNBR: 000234911-6 YR: 2008 INPUT/PAY-DT: 08/20/2013 BAL-DUE: 965.00  
PARCEL: 297-021-020-1 TRA: 009-088 BILLNBR: 200826406 TAX CODE 0-00

ASSESSEE: JEBO, RAAD SHABO  
DBA NAME: ALESSANDRO LIQUOR & WINE CELLAR  
SITUS: 1051 ALESSANDRO BLV NO 100A RIVERSIDE 92508  
PRCLDESC: 1.83 ACRES M/L IN FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS  
VALUE(S): FIX: 15000 BPP: 25000 P10: 4000

YRCOMENT: BULK TRANS  
YRCOMENT: 03/17/2011 DR  
YRCOMENT: DUE 03/31/2011

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
\* \* \* \* \* E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CTY: 33 LIEN NBR: 0359971 DOC: 000020080613014  
PRNT: 10/30/2008 RECD: 11/19/2008 RELD:  
NAME: JEBO, RAAD SHABO  
ADDRESS: 1051 ALESSANDRO BLV NO 100 RIVERSIDE CA 925080000

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
INPUT/PAY-DT: 08/20/2013  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
06/01/2008	TAXES		465.74	465.74
09/01/2008	DELQ PENALTY		46.57	512.31
10/30/2008	LIEN FEES		23.00	535.31
10/30/2008	MISC FEES		24.50	559.81
08/20/2013	ACCRUED PENALTY		405.19	965.00

INQUHIST 000234911-6 2008

08/31/2015 16:48:19 PAGE: 1

ASMTNBR: 000234911-6 YR: 2008 INPUT/PAY-DT: 08/20/2013 BAL-DUE: 965.00  
PARCEL: 297-021-020-1 TRA: 009-088 BILLNBR: 200826406 TAX CODE 0-00

ASSESSEE: JEBO, RAAD SHABO  
DBA NAME: ALESSANDRO LIQUOR & WINE CELLAR  
SITUS: 1051 ALESSANDRO BLV NO 100A RIVERSIDE 92508  
PRCLDESC: 1.83 ACRES M/L IN FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS  
VALUE(S): FIX: 15000 BPP: 25000 P10: 4000

YRCOMENT: BULK TRANS  
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YRCOMENT: DUE 03/31/2011

\* \* \* \* \*                   \* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
                          E N F O R C E M E N T     A C T I O N S                   \* \* \* \* \*

CTY: 33       LIEN NBR: 0359971 DOC: 000020080613014  
  PRNT: 10/30/2008 RECD: 11/19/2008 RELD:  
NAME:        JEBO, RAAD SHABO  
ADDRESS:     1051 ALESSANDRO BLV NO 100 RIVERSIDE CA 925080000

\* \* \* \* \*                   \* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
                          INPUT/PAY-DT: 08/20/2013  
\* \* \* \* \*     C H A R G E S     A N D     P A Y M E N T     H I S T O R Y     \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
06/01/2008	TAXES		465.74	465.74
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08/20/2013	ACCRUED PENALTY		405.19	965.00

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 197 Item 13 Assessment No.: 271263004-7

Assessee: JEBO, RAAD

Situs:

Date Sold: August 20, 2013

Date Deed to Purchaser Recorded: October 2, 2013

Final Date to Submit Claim: October 2, 2014

RECEIVED  
2014 AUG 20 PM 2:36  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 11,602.92 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. 2005-0096777 recorded on 02/03/2005. 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 8 day of 10, 2014 at Riverside CA  
County, State

[Signature]  
Signature of Claimant

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

RAND. JEBO  
Print Name

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

P.O. Box 70590  
Street Address

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

Riverside CA 92513  
City, State, Zip

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

951-367-4882  
Phone Number

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

**Recording Requested By**  
**First American Title Company**  
**Riverside Resale**

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name: Raad Jebo  
 Street Address: 2874 Taurus Circle  
 City: Riverside, CA 92503  
 State: CA  
 Zip: 92503

271-263-004-7

ORDER NO. 1632705

ESCROW NO. 30224-CH

TRA 088-014

The undersigned declares that the documentary transfer tax is \$63.80

computed on the full value of the interest of the property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in

unincorporated area city ~~Riverside~~ and

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

Felipe Arriaga and Leticia Arriaga, Husband and Wife as Joint Tenants

hereby GRANT(S) to

Raad Jebo, a Single Man

The following described real property in the Unincorporated area of Riverside County of Riverside, State of California:

As per Exhibit A attached hereto and made a part hereof.

Dated 12/08/2004

STATE OF CALIFORNIA, )  
 COUNTY OF Riverside )

On December 13, 2004, before me,

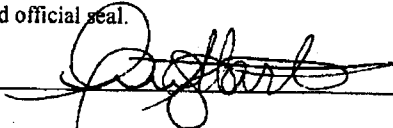
Cindy Hart, Notary Public  
 (insert name/title of the officer), personally appeared

Felipe Arriaga and Leticia Arriaga

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



(Notary Seal)

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

Raad Jebo

2874 Taurus Circle

Riverside, CA 92503

Name

Street Address

City & State

DOC # 2005-0096977

02/03/2005 08:00A Fee:20.00

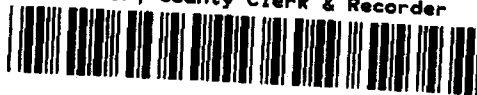
Page 1 of 2 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
	1		2			✓		1	
A	R	L				COPY	LONG	REFUND	NCHG

**GRANT DEED**

TAX PARCEL NO. 271-263-004-7



1632705-12



Property Address: APN 271-263-004-7/Vacant  
Land

---

**EXHIBIT "A"**

Described by commencing at a point 330 feet South and 250 feet West of the Northeast corner of the Southeast quarter of the Southwest quarter of the Northwest quarter (SE1/4 SW1/4 NW1/4) of section twenty-eight (28), Township three (3) South, Range five (5) West, San Bernardino Base and Meridian, Rancho El Sobrante de San Jacinto, in Riverside County, California.

Thence in a Southerly direction following a line parallel with the West line of said section twenty-eight (28) a distance of one hundred and sixty-five (165) feet to a stake;

Thence in a Westerly direction following a line parallel with the North line of said section twenty-eight (28) a distance of fifty (50) feet to a stake;

Thence in a Northerly direction following a line parallel with the West line of said section twenty-eight (28), distance of one hundred and sixty-five (165) feet to a stake;

Thence in an Easterly direction following a line parallel with the North line of said section twenty-eight (28) a distance of fifty (50) feet to stake, which is the point of beginning.



APPROVED FOR RECORDING  
COUNTY CLERK  
COUNTY OF RIVERSIDE  
CALIFORNIA  
[Signature]  
COUNTY CLERK

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raad Jebo  
 PO Box 70590  
 Riverside, CA 92513-0590

2. Article Number  
(Transfer from service label)

*EP 197-13*

PS Form 3811, August 2001

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*RAAD JEBO*

C. Date of Delivery

*9/3/15*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail
- Registered  Return Receipt for Merchandise
- Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

7003 2260 0004 1558 7608

Domestic Return Receipt

102595-02-M-15

September 1, 2015

Raad Jebo  
PO Box 70590  
Riverside, CA 92513-0590

Re: APN: 271263004-7  
TC 197 Item 13  
Date of Sale: August 20.

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 date of tax sale)

\_\_\_ Articles of Incorporation (if applicable Statement by Domestic Stock)

\_\_\_ Court Order Appointing Administrator

\_\_\_ Deed (Quitclaim/Grant etc...)

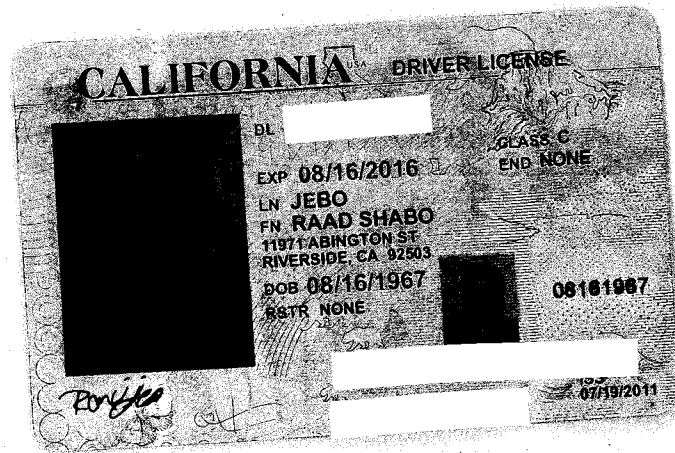
*9-9-15* ✓

**Other – Documentation that connects you to the property other than same name. (i.e. possibly copy of ID with address)**

Please send in all documents within 30 days (**October 1, 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](mailto:jpazicni@co.riverside.ca.us)



9-9-15

He received my letter at the P.O. Box and brought in his ID to show he is the ~~same~~ same person that owned the property. ID matches IMSA address