

ID# 2092

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRAMOS
DATE: 8/24/16

Departmental Concurrence

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

727
(2092)



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
AUG 24 2016

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 203, Item 345. Last assessed to: Heartland Golf, LLC, a Nebraska Limited Liability Company. District 3 [\$9,234]. Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Heartland Golf, LLC, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 455130056-7;

(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 May 5, 2015 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 18, 2015. 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 22, 2015, 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	\$ 9,234	\$ 0	\$ 9,234	\$ 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: 16/17	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Stephanie Persi

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley 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: September 27, 2016
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: District: 3 Agenda Number:

9-14

- 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. 203, Item 345. Last assessed to: Heartland Golf, LLC, a Nebraska Limited Liability Company. District 3 [\$9,234]. Fund 65595 Excess Proceeds from Tax Sale.

DATE: AUG 24 2016

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Heartland Golf, LLC in the amount of \$9,234.82, 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 Heartland Golf, LLC based on a Grant Deed recorded September 15, 2006 as Instrument No. 2006-0685844.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Heartland Golf, LLC be awarded excess proceeds in the amount of \$9,234.82. 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 assessee of the property.

ATTACHMENTS (if needed, in this order):

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

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 JUN -6 PM 1:47

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 203 Item 345 Assessment No.: 455130056-7

Assessee: HEARTLAND GOLF

Situs:

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ all 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. 2006-0685844 recorded on 9/15/2006. 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.

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 June, 2016 at Lancaster County, Nebraska
County, State

Michael H Jenkins
Signature of Claimant

Signature of Claimant

Michael H. Jenkins
Print Name Manager, Heartland Golf, LLC Print Name

1201 Aries Drive
Street Address

Street Address

Lincoln NE 68512
City, State, Zip

City, State, Zip

402-423-6653
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



Palm Desert Office
38-686 El Cerrito Road
Palm Desert, CA 92211

E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org

**COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

Temecula Office
40935 County Center Drive, Suite C
Temecula, CA 92591

July 22, 2015

HEARTLAND GOLF LLC
C/O LANDSCAPE UNLIMITED
1201 ARIES DRIVE
LINCOLN, NE 68512

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 455130056-7 Item: 345

Situs Address:

Assessee: Heartland Golf

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

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) 955-3336.

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 Jennifer Pazienci
Deputy

Recording Requested By
First American Title NHS

DOC # 2006-0685844
09/15/2006 08:00A Fee:33.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

LANDSCAPE UNLIMITED
1201 ARIES DRIVE
LINCOLN, NE 68512

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									029

27-PPX

DOCUMENTARY TRANSFER TAX \$ NO CONSIDERATION

.....Computed on the consideration or value of property conveyed; OR
.....Computed on the consideration or value less liens or encumbrances remaining at time of sale.

THE UNIVERSAL

Signature of Declarant or Agent determining tax - Firm Name

33

APN NO.: 455-130-052-3

TRA NO.: 006-111



GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HEARTLAND/MSK REALTY VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
hereby GRANT(S) to
HEARTLAND GOLF LLC, A NEBRASKA LIMITED LIABILITY COMPANY,
the real property in the City of Hemet, County of Riverside, State of California, described as
SEE LEGAL DESCRIPTION ATTACHED HERETO

Dated 9-13-06

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO }ss

On 9-13-06 before me, ** A NOTARY PUBLIC
Jim Kamphuis **, personally appeared
Joe A. Gallagher

HEARTLAND/MSK REALTY VENTURES, LLC

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.

BY:

WITNESS my hand and official seal.

Signature Jim Kamphuis



MAIL TAX STATEMENTS TO:
SAME AS ABOVE

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

LOT 31 OF TRACT 30333, AS SHOWN BY MAP ON FILE IN BOOK 311, PAGES 9 THROUGH 25 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

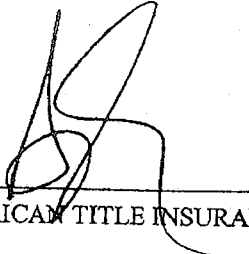
EXCEPTING THEREFROM THAT PORTION INCLUDED IN GRANT DEED EXECUTED BY HEARTLAND/MSK REALTY VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO THE CITY OF HEMET, CALIFORNIA RECORDED JULY 12, 2005 AS INSTRUMENT NO. 2005-0554162 OF OFFICIAL RECORDS.

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: JIM KAMPHUIS
DATE COMMISSION EXPIRES: MAY 16, 2010
COUNTY WHERE BOND IS FILED: SAN DIEGO COUNTY
COMMISSION NUMBER: 1667444
VENDOR NO: NNA1
PLACE OF EXECUTION: RIVERSIDE, CALIFORNIA
DATE: September 15, 2006

SIGNATURE:



FIRST AMERICAN TITLE INSURANCE COMPANY

NEW - The Corporate & Business Search has been upgraded. Your search results will now display both Active and Inactive entities, trade names, trademarks, and service marks. You may choose to sort your search results with a Primary Sort by selecting Type of Business or Status. Additionally, you may add a Secondary Sort, to update your results to sort by both Type and Status. Search results will always display in alphabetical order.

HEARTLAND GOLF, L.L.C.

Thu Aug 11 10:17:04 2016

SOS Account Number

10010994

Status

Inactive

Principal Office Address

No address on file

Registered Agent and Office Address

MICHAEL H. JENKINS
1201 ARIES DRIVE
LINCOLN, NE 68512

Designated Office Address

1201 ARIES DRIVE
LINCOLN, NE 68512

Nature of Business

Not Available

Entity Type

Domestic LLC

Qualifying State: NE

Date Filed

Mar 08 2000

Filed Documents

To purchase copies of filed documents check the box to the left of the document code. If no checkbox appears, contact the Secretary of State's office to request the document(s).

Code	Document	Date Filed	Price
<input type="checkbox"/> AL	Articles Limited	Mar 08 2000	\$1.35 = 3 page(s) @ \$0.45 per page
<input type="checkbox"/> PP	Proof of Publication	May 15 2000	\$0.45 = 1 page(s) @ \$0.45 per page
<input type="checkbox"/> AO	Change of Agent or Office	Oct 29 2003	\$0.45 = 1 page(s) @ \$0.45 per page
<input type="checkbox"/> AO	Change of Agent or Office	Feb 01 2005	\$0.45 = 1 page(s) @ \$0.45 per page

	Code	Document	Date Filed	Price
<input type="checkbox"/>	BR	Biennial Report	Jan 17 2007	\$0.45 = 1 page(s) @ \$0.45 per page
<input type="checkbox"/>	BR	Biennial Report	Jan 20 2009	\$0.45 = 1 page(s) @ \$0.45 per page
<input type="checkbox"/>	BR	Biennial Report	Jan 24 2011	\$0.45 = 1 page(s) @ \$0.45 per page
<input type="checkbox"/>	AD	Articles of Dissolution	Mar 03 2011	\$0.45 = 1 page(s) @ \$0.45 per page
<input type="checkbox"/>	SI	Statement of Intent	Mar 03 2011	\$0.45 = 1 page(s) @ \$0.45 per page

Good Standing Documents

To purchase documents attesting to the entity's good standing check the box next to the document title.

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

Online Certificate of Good Standing with Electronic Validation

This certificate is currently not available. Please contact the Nebraska Secretary of State's office by email at sos.corp@nebraska.gov (<mailto:sos.corp@nebraska.gov>) or by calling (402) 471-4079 for information and instructions.

Certificate of Good Standing - USPS Mail Delivery

This certificate is currently not available. Please contact the Nebraska Secretary of State's office by email at sos.corp@nebraska.gov (<mailto:sos.corp@nebraska.gov>) or by calling (402) 471-4079 for information and instructions.

Select All | Select None

[↑ Back to Top](#)

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, August 09, 2016. 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:	HEARTLAND GOLF, L.L.C.
Entity Number:	200008710016
Date Filed:	03/13/2000
Status:	CANCELED
Jurisdiction:	NEBRASKA
Entity Address:	1201 ARIES DRIVE
Entity City, State, Zip:	LINCOLN NB 68512
Agent for Service of Process:	NATIONAL REGISTERED AGENTS (C1941323)
Agent Address:	*
Agent City, State, Zip:	*

* 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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