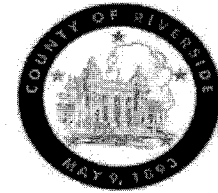


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



2417

**SUBMITTAL DATE:**  
September 19, 2016

**FROM :** TREASURER-TAX COLLECTOR::

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 203, Item 110. Last assessed to: Abundio Balderrama, a single man, as sole proprietor. District 1 [\$0].

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

1. Deny the claim from the County of Riverside, Department of Code Enforcement for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 326051002-1;
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 \$22,952.52 to the county general fund pursuant to Revenue and Taxation Code Section 4674.

**Policy**

*Don Kent*  
Don Kent, Treasurer-Tax Collector 10/14/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	16/17

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

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Ashley  
 Nays: None  
 Absent: Benoit  
 Date: November 1, 2016  
 xc: Treasurer

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *[Signature]*  
 Deputy

9-5

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

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**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.

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 additional addresses.
- Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
- 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 18, 2015.

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

1. Claim from the County of Riverside, Department of Code Enforcement based on a Notice of Lien recorded May 15, 2014 as Instrument No. 2014-0176714.

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

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Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from the County of Riverside, Department of Code Enforcement be denied since the lien has been satisfied and the claim withdrawn. Since there are no other claimants the unclaimed excess proceeds in the amount of \$22,952.52 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 Residents and Businesses**

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

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

**ATTACHMENT A. Claim CountyofRiverside**

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 203 Item 110 Assessment No.: 326051002-1

Assessee: BALDERRMAN, ABUNDIO

Situs: 22526 LUKENS LN PERRIS 92570

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

RECEIVED  
2015 JUL 29 PM 2: 24  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 6,706.90 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. 2014-0176714; recorded on 05/15/2014. 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.

See attached back-up documentation.

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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 24<sup>th</sup> day of July, 2015 at Riverside, CA  
County, State

  
Signature of Claimant

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

Valerie Lam  
Print Name

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

4080 Lemon St., 14<sup>th</sup> floor  
Street Address

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

Riverside, CA 92501  
City, State, Zip

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

951-955-1836  
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



**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

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

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

E-mail: [itc@co.riverside.ca.us](mailto:itc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)

July 22, 2015

ABUNDIO BALDERRAMA  
22526 LUKENS LANE  
PERRIS, CA 92570

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 326051002-1      Item: 110  
Situs Address: 22526 Lukens Ln Perris 92570  
Assessee: Balderman, Abundio  
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 Pazicni  
Deputy

County of Riverside  
 Code Enforcement Administration  
 4080 Lemon St., 12<sup>th</sup> floor  
 Riverside, CA. 92501  
 ATTN: Liens / Releases Dept.

When recorded please mail to:  
 Mail Stop# 1083

DOC # 2014-0176714

05/15/2014 08:50A Fee:NC

Page 1 of 1

Recorded in Official Records  
 County of Riverside

Larry W. Ward  
 Assessor, County Clerk & Recorder



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**NOTICE OF LIEN**

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

APN: 326-051-002  
 OWNER OF RECORD: ABUNDIO BALDERRMAN  
 SITUS ADDRESS: 22526 LUKENS LN, PERRIS CA  
 LEGAL DESCRIPTION: LOT 2 BLK A MB 017/051 ALTURA ENCANTADA



Case No.	Violation Description	Ordinance No. (RCC Code)
CV12-04027	Accumulated Rubbish	541 (RCC Chapter 8.120)
CV13-01504	Substandard Mobilehome	457 (RCC Title 15)

Pursuant to the Ordinance Nos. listed above and ordinance 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, proceedings have been completed based upon the noncompliance of the subject property with respect to the removal of violations described above; and that the abatement costs incurred by the County, including, but not limited to actual abatement costs, administrative costs and related fines and penalties have become a lien on said property.

The actions taken to abate the subject condition were as follows: Notices of Violation were issued. Multiple site visits were conducted and Administrative Citations were issued regarding the violations. Subsequently, the cases were closed.

On April 08, 2014, the County Hearing Officer conducted a hearing and determined the reasonable costs of abatement to be \$6,706.90. The County Hearing Officer also ordered that a lien be imposed on the above-described real property for the abatement costs, and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE  
 DEPARTMENT OF CODE ENFORCEMENT

By:   
 Valerie Lam  
 TLMA Administration

**ACKNOWLEDGMENT**

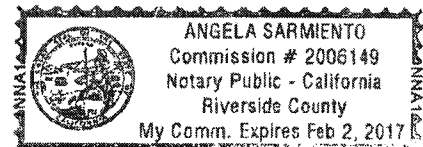
State of California )  
 County of Riverside ) SS.

On 5-14-14 before me, Angela Sarmiento, Notary Public, personally appeared Valerie Lam, who 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 she executed the same in her authorized capacity, and that by her 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.

Signature Angela Sarmiento (Seal of Notary)



**Pazicni, Jennifer**

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**From:** Lam, Valerie  
**Sent:** Tuesday, August 09, 2016 4:33 PM  
**To:** Pazicni, Jennifer  
**Subject:** RE: EP 203-110 APN 326051002-1

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jennifer,

We have no outstanding cost for parcel 326051002-1. The lien is paid in full.

Thank you,

*Valerie Lam*

County of Riverside

Transportation Land Management Agency - Fiscal

☎ (951) 955-1836 | 📧 Mail Box 1083 | 📞 (951)955-5177

✉ [vlam@rctlma.org](mailto:vlam@rctlma.org)

**How are we doing? Click the link to tell us**

*Public Service Hours are 8:00 a.m. to 5:00 p.m. - Monday through Friday*

For demand or request of releases recorded by County of Riverside Code Enforcement Department, please go to our website: <http://rctlma.org/ce/Online-Demand-Request-Form> and fill out the online form.

*This e-mail is intended only for the person to whom it is addressed. If you have received this e-mail in error, please delete this message from your system. Please do not copy it or use it for any purpose, or disclose its contents to any other person. Thank you for your cooperation.*

**From:** Pazicni, Jennifer [<mailto:JPazicni@RivcoTTC.org>]

**Sent:** Tuesday, August 09, 2016 4:08 PM

**To:** Lam, Valerie

**Subject:** EP 203-110 APN 326051002-1

Good Afternoon-

I am currently working on your claim for excess proceeds on Parcel # 326051002-1 for Abundio Balderman. Please send me an updated statement of money owed for this lien so that I may complete your request. Please let me know if you have any questions.

Thank you,

Jennifer Pazicni

Riverside County Treasurer-Tax Collector's Office

Tax Sale Operations/Excess Proceeds

951 955-3336

[jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

**Pazicni, Jennifer**

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**From:** Lam, Valerie  
**Sent:** Wednesday, September 07, 2016 4:09 PM  
**To:** Pazicni, Jennifer  
**Subject:** RE: EP 203-110 APN 326051002-1

Jennifer,

Yes.

*Valerie Lam*

County of Riverside  
Transportation Land Management Agency - Fiscal  
☎ (951) 955-1836 | 📧 Mail Box 1083 | 📞 (951)955-5177  
✉ [vlam@rctlma.org](mailto:vlam@rctlma.org)

**How are we doing? Click the link to tell us**

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For demand or request of releases recorded by County of Riverside Code Enforcement Department, please go to our website: <http://rctlma.org/ce/Online-Demand-Request-Form> and fill out the online form.

*This e-mail is intended only for the person to whom it is addressed. If you have received this e-mail in error, please delete this message from your system. Please do not copy it or use it for any purpose, or disclose its contents to any other person. Thank you for your cooperation.*

**From:** Pazicni, Jennifer [<mailto:JPazicni@RivcoTTC.org>]  
**Sent:** Wednesday, September 07, 2016 3:01 PM  
**To:** Lam, Valerie  
**Subject:** RE: EP 203-110 APN 326051002-1

Dear Valerie,

Just to clarify, since the lien is paid in full, are you withdrawing your claim for excess proceeds?

Thank you,

Jennifer Pazicni  
Riverside County Treasurer-Tax Collector's Office  
Tax Sale Operations/Excess Proceeds  
951 955-3336  
[jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

**From:** Lam, Valerie  
**Sent:** Tuesday, August 09, 2016 4:33 PM  
**To:** Pazicni, Jennifer  
**Subject:** RE: EP 203-110 APN 326051002-1