

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



2414

**SUBMITTAL DATE:**  
September 19, 2016

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

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 203, Item 247. Last assessed to: Suzanne M. Hawley, a married woman as her sole and separate property. District 1 [\$81,577]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from the City of Lake Elsinore for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 379272004-2;
2. Approve the claim from Suzanne M. Hawley, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 379272004-2;
3. Authorize and direct the Auditor-Controller to issue warrants to the City of Lake Elsinore in the amount of \$1,552.92 and Suzanne M. Hawley in the amount of \$80,024.27, 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.

**Policy**

*Don Kent*

Don Kent, Treasurer-Tax Collector

10/14/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 81,577	\$ 0	\$ 81,577	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale			<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: *Kecia Harper-Ihem*  
 Deputy

9-10

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

**Page 2**

**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.

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claim from the City of Lake Elsinore based on a Notice of Violation and Non-Compliance recorded November 14, 2013 as Instrument No. 2013-0539749.
2. Claim from Suzanne M. Hawley based on a Grant Deed recorded October 20, 2000 as Instrument No. 2000-414466.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the City of Lake Elsinore be awarded excess proceeds in the amount of \$1,552.92 and Suzanne M. Hawley be awarded excess proceeds in the amount of \$80,024.27. 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 Residents and Businesses**

Excess proceeds are being released to the lien holder and last assessee of the property.

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

**ATTACHMENT A.** Claim CityofLakeElsinore

**ATTACHMENT B.** Claim Hawley

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2015 AUG -3 PM 3:00

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 203 Item 247 Assessment No.: 379272004-2

Assessee: HAWLEY, SUZANNE M

Situs: 31772 VIA VALDEZ LAKE ELSINORE 92530

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 \$3277.92 from the sale of the above mentioned real property. 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. 2013-0539749, recorded on 11-14-13. A copy of this document is attached hereto. We are the rightful claimants by virtue of the attached assignment of interest. 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.

Admin Cite # 8732 \$150.00

Declaration # 09-2023 / Nuisance Abatement Order # 427.92

Accts Payable Cleanup Service \$350.00

Admin Cite # 8701 \$400.00

(See attachment)

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 30 day of July, 2015 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant

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

FRED LOPEZ  
Print Name

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

130 S. Main St  
Street Address

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

Lake Elsinore, CA 92530  
City, State, Zip

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

951-674-3124  
Phone Number

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

Page 2

31772 Via Valdez  
Lake Elsinore, CA 92530

Notice of Violation + Non-Compliance <sup>Doc#</sup> 2013-0539749  
Admin Cite #8616 \$1,000.00  
Admin Cite #11844 \$200.00  
Accts Payable Cleanup Service \$750.00

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](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)

**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

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

July 22, 2015

HAWLEY, SUZANNE M  
21009 GRAND AVE  
WILDOMAR, CA 92595-9732

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 379272004-2      Item: 247  
Situs Address: 31772 Via Valdez Lake Elsinore 92530  
Assessee: Hawley, Suzanne M  
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

COPY

DOC # 2013-0539749

11/14/2013 12:39P Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

City of Lake Elsinore  
Attn: City Clerk's Office  
130 S. Main Street  
Lake Elsinore, CA 92530

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			4						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					T:	CTY	UNI	026	

Space above this line for recorder's use only

Notice of Violation and Non-Compliance



Title of Document

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

RECEIVED

NOV 25 2013

CITY CLERK'S OFFICE

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)



**RECORDING REQUESTED  
NO FEE-RECORD FOR THE BENEFIT OF  
RIVERSIDE COUNTY AND THE  
CITY OF LAKE ELSINORE**

**WHEN RECORDED MAIL TO:**

City of Lake Elsinore  
Code Enforcement Division  
130 S. Main Street  
Lake Elsinore, CA 92530

**Case # 13-953**

**Notice of Violation and Non-Compliance**

***\*NOTE\* THIS CERTIFICATE OF NUISANCE CANNOT BE RELEASED UNTIL ALL APPLICABLE VIOLATIONS HAVE BEEN CORRECTED AND FEES AND FINES HAVE BEEN PAID-CONTACT THE CODE ENFORCEMENT DIVISION FOR DETAILS***

**PLEASE TAKE NOTE** that the real property located within the County of Riverside and the City of Lake Elsinore and described below has been found by the Code Enforcement Division of the City of Lake Elsinore to contain conditions declared to constitute a public nuisance pursuant to Lake Elsinore Municipal Code Title 8 Chapter 8.18.020. The owner thereof has been so notified: LEMC Section 8.18.020 (Q) Overgrown Weeds, 8.18.020 (U) Landscape Maintenance

**LEGAL DESCRIPTION:** Lot 14 MB 087/086 TR 6406-1

**APN#** 379-272-004

**ADDRESS:** 31772 Via Valdez Street, Lake Elsinore, CA 92530

**PROPERTY OWNER:** Suzanne M. Hawley

Pursuant to Lake Elsinore Municipal Code Title 8 Chapter 8.18.130, under the authority contained in the Lake Elsinore Municipal Code Title 8 Chapter 8.18.130, all costs of abatement of the nuisance, including all costs of enforcement, if any, as confirmed by Lake Elsinore City Council, may be assessed and recorded as a special assessment and lien against the above described real property which shall be collected at the same time and in the same manner as ordinary property taxes are collected and shall be subject to the same penalties and the same procedure for foreclosure and sale in case of delinquency as provided for ordinary property taxes. After recordation, the lien may be foreclosed by judicial or other sale in the manner and means provided.

**CITY OF LAKE ELSINORE  
CODE ENFORCEMENT DIVISION**

  
Alex Rodriguez  
Code Enforcement Officer I

951.674.3124  
130 S. MAIN STREET  
LAKE ELSINORE, CA 92530  
WWW.LAKE-ELSINORE.ORG

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

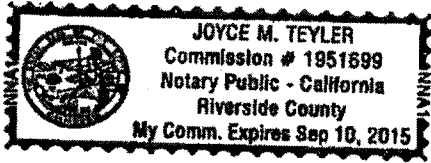
State of California

County of Riverside

On 11-4-13 before me, Joyce M. Teyler Notary Public

personally appeared Alex Rodriguez

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.

Signature: Joyce M. Teyler

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Violation + Non-Compliance

Document Date: Number of Pages: 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Alex Rodriguez Signer's Name:

- Corporate Officer - Title(s)
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other

Signer Is Representing: City of Lake Elsinore

Signer Is Representing:





LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

[www.riversideacr.com](http://www.riversideacr.com)

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Joyce M. Teyler

Commission #: 1951699

Place of Execution: Riverside County

Date Commission Expires: 09/10/2015

Date: 11-6-13

Signature: Joyce M. Teyler

Print Name: Joyce M. Teyler

CITY OF LAKE ELSINORE  
Accounts Payable Transaction

Group number . . . . . : 394 A/P#1 FR  
Accounting period . . . . . : 03/2015 mm/yyyy  
Posting date . . . . . : 09/25/2014 mm/dd/yyyy  
  
Transaction date . . . . . : 09/25/2014 mm/dd/yyyy  
Invoice number . . . . . : 002424  
Account number . . . . . : 100-4330-424.20-20 PROFESS. -TECH. & OTHER SVCS  
Project number . . . . . :  
Amount . . . . . : 750.00  
Liquidated amount . . . . . : .00  
Discount amount . . . . . : .00  
Retainage amount . . . . . : .00  
Net transaction amount . . . . . : 750.00  
Voucher number . . . . . : 001436  
PO number . . . . . :  
Vendor number . . . . . : 2789 DISCOUNT HAULING & CLEANUP SERVICE  
Description 1 . . . . . : NUISANCE ABTMNT CLNUP ON  
Description 2 . . . . . : 31772 VIA VALDEZ  
Transaction type code . . . . . :

F3=Exit F12=Cancel F15=Group Inquiry F24=More keys

CITY OF LAKE ELSINORE  
Accounts Payable Transaction

Group number . . . . . : 1470 A/P#3 FR  
Accounting period . . . . . : 09/2010 mm/yyyy  
Posting date . . . . . : 03/30/2010 mm/dd/yyyy  
  
Transaction date . . . . . : 03/31/2010 mm/dd/yyyy  
Invoice number . . . . . : 1481  
Account number . . . . . : 100-4330-424.20-20 PROFESS.-TECH.&OTHER SVCS  
Project number . . . . . :  
Amount . . . . . : 350.00  
Liquidated amount . . . . . : .00  
Discount amount . . . . . : .00  
Retainage amount . . . . . : .00  
Net transaction amount . . . . . : 350.00  
Voucher number . . . . . : 005765  
PO number . . . . . :  
Vendor number . . . . . : 2789 DISCOUNT HAULING & CLEANUP SERVICE  
Description 1 . . . . . : NUISANCE ABTMNT CLN UP  
Description 2 . . . . . : FOR 31772 VIA VALDEZ, L.E.  
Transaction type code . . . . . :

F3=Exit F12=Cancel F15=Group Inquiry F24=More keys

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Found Citations:  
11844

**General Information**

Citation: 11844      Date: 08/06/14      Time:   
 Amt Owing this Citation: **\$200.00**      This Person: **\$200.00**      This Plate:   
 Issuing Agency: **Lake Elsinore Code Enforcement**      Dept: **Admin**   
 Status: **OPEN: Noticed (sent to FTB)**   
 Number: 1 of 1

**Responsible Party Information**

Name: **SUZANNE HAWLEY**   
 Address: **31772 VALDEZ**   
 City/State/Zip: **LAKE ELSINORE, CA 92530**

Show all Panels | Hide all Panels

Submit

**Citation Information**

Location: 31772 VIA VALDEZ LAKE ELSINORE, CA 92530      Case:      Badge #: 1812


Comments:

**Violation Information**

Bail Code	Description	Bail Amount
818020(Q)	Trees and Vegetation	\$100.00
8.18.020(U)	Maintenance / lack of landscaping	\$100.00

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**General Information**

Citation: 8616
Date: 01/04/14
Time: 02:36 PM

Amt Owing this Citation: \$1000.00    This Person: \$1400.00    This Plate:

Issuing Agency: Lake Elsinore Code Enforcement    Dept: Admin

Status: OPEN: Noticed (sent to FTB)

Number: 2 of 2

**Responsible Party Information**

Name: HAWLEY, SUZANNE M  
 Address: 31772 VIA VALDEZ  
 City/State/Zip: LAKE ELSINORE, CA 92530

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Found Citations: 8616

**Citation Information**

Location: 31772 VIA VALDEZ    Case: 130953    Badge #: 3303

Comments:

**Violation Information**

Bail Code	Description	Bail Amount
8.18.020(A)(17)	Overgrown/Dead/Vegetation/Weed	\$500.00
8.18.020(A)(21)	Maintenance/lack of landscaping	\$500.00

Fee History

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Appeal History


Responsible Party History

Citation History

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8701  
8616


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**General Information**

Citation: **8701**      Date: **11/24/13**      Time: **11:15 AM**

Amt Owing this Citation: **\$400.00**      This Person: **\$1400.00**      This Plate:

Issuing Agency: **Lake Elsinore Code Enforcement**      Dept: **Admin**

Status: **OPEN: Notice d (sent to FTB)**

Number: **1 of 2**

**Responsible Party Information**

Name: **HAWLEY, SUZANNE M**

Address: **31772 VIA VALDEZ**

City/State/Zip: **LAKE ELSINORE, CA 92530**

Found Citations: **8701**      [Show all Panels](#)    [Hide all Panels](#)

**Submit**

**Citation Information**

Location: **31772 VIA VALDEZ**      Case: **13963**      Badge #: **3303**

Comments:

**Violation Information**

Bail Code	Description	Bail Amount
<b>8.18.020(A)(17)</b>	<b>OVERGROWN DEAD VEGETATION/WEEDS</b>	<b>\$200.00</b>
<b>8.18.020(A)(21)</b>	<b>Maintenance/Lack of Landscaping</b>	<b>\$200.00</b>

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Found Citations: 8732

General Information

Citation: 8732      Date: 10/06/13      Time: 11:25 AM  
 Amt Owing this Citation: \$150.00      This Person: \$150.00      This Plate:  
 Issuing Agency: Lake Elsinore Code Enforcement      Dept: Admin  
 Status: 03/06/14: Sent to Collections  
 Number: 1 of 1

Responsible Party Information

Name: HAWLEY, SUZANNE M  
 Address: 31772 VIA VALDEZ STREET  
 City/State/Zip: LAKE ELSINORE, CA 92530

Show all Panels   Hide all Panels

Submit

Citation Information

Location: 31772 VIA VALDEZ ST      Case: 130953      Badge #: 3303  
 Comments:

Violation Information

Bail Code	Description	Bail Amount
8.18.020(A)(17)	Overgrown/Dead Vegetation/Weeds	\$50.00
8.18.020(A)(21)	MAINTENANCE/LACK OF LANDSCAPING	\$100.00

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- [Responsible Party History](#)
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October 22, 2009

Via Certified: 7008 0500 0001 8153 0866  
and Regular US Mail

Susanne Hawley  
31772 Via Valdez Street  
Lake Elsinore, CA 92530

**NUISANCE ABATEMENT ORDER**  
**CASE: NA 09-2023**

At the Nuisance Abatement Hearing held on October 20, 2009, before the Nuisance Abatement Board, the Board motioned to declare premises at 31772 Via Valdez Street, Lake Elsinore, CA 92530 (APN 379-272-004) Lot 14 MB 087-086 TR 6406-1, a public nuisance pursuant to the attached Declaration of Public Nuisance No. 09-2023.

The property shall be abated twenty-one (21) days from the date of this order pursuant to provisions contained in the Declaration of Public Nuisance No. 09-2023 as follows:

- A. Remove / abate / abstain from causing or maintaining any any public nuisance known in law or in equity jurisprudence.
- B. Cut all weeds and trim trees, remove and properly dispose of all dead trees, bushes and other vegetation.
- C. Remove and properly dispose of all junk, trash and debris on property on a regular basis.

An administrative fee of \$427.92 will be charged for the hearing. If abatement action is taken by the City the costs of the abatement will also be assessed against the property and will attach as a lien and/or special assessment until paid.

951.674.3124

130 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG

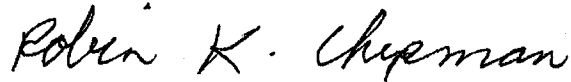


Ms. Susanne Hawley  
Nuisance Abatement Order  
October 22, 2009

The owner or persons occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing, accompanied by the \$200.00 appeal fee, and shall be filed with the City Clerk of said City within fifteen (15) days from the date of this Order of Abatement.

If you have any questions, please contact the Code Enforcement Division at (951) 674-3124 ext.227, for more information.

CITY OF LAKE ELSINORE



Robin Chipman  
Building Official/Code Enforcement Manager

jmt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>W. HAWLEY</i> C. Date of Delivery <i>10/26/03</i></p>
<p>1. Article Addressed to</p> <p style="text-align: center;"><b>OCT 2 2004</b></p> <p>Susanne Hawley 31772 Via Valdez Street Lake Elsinore, CA 92530 09-2023</p>	<p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: <b>26558 CHAMBERS ST SUN CITY CA 92586</b></p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p><b>7008 0500 0001 8153 0866</b></p>

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total</b>	

**OCT 22 2003**  
Postmark Here

Send To	<b>Susanne Hawley</b>
Street, or P.O. #	<b>31772 Via Valdez Street</b>
City, St	<b>Lake Elsinore, CA 92530</b>

PS Form 3840, August 2002

7008 0500 0001 8153 0866



**DECLARATION NO. 09-2023**

**RESOLUTION OF THE NUISANCE ABATEMENT BOARD  
OF THE CITY OF LAKE ELSINORE FINDING THAT 31772  
VIA VALDEZ STREET (APN 379-272-004) IN THE CITY OF  
LAKE ELSINORE, CALIFORNIA CONSTITUTES A  
PUBLIC NUISANCE AND ORDERING SUCH NUISANCE  
ABATED**

**WHEREAS**, the Code Enforcement Manager/Building Official of the City of Lake Elsinore, California has determined that a public nuisance exists on property located at 31772 Via Valdez Street Lake Elsinore, CA 92530, APN 379-272-004, and more particularly described as LOT 14MB 087/086 TR 6406-1 and set the matter for public hearing before the Nuisance Abatement Board to consider the Code Enforcement Manager/Building Official's determination and the abatement thereof; and

**WHEREAS**, the Nuisance Abatement Board of the City of Lake Elsinore on the 20<sup>th</sup> day of October, 2009 held a properly noticed hearing on the Code Enforcement Manager/Building Official's determination; and

**WHEREAS**, at the time of the hearing the Nuisance Abatement Board considered the staff report regarding the subject property, all oral testimony and any other relevant evidence presented to it, all which is incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED** by the Nuisance Abatement Board of the City of Lake Elsinore as follows:

1. That the property located at **31772 Via Valdez Street, Lake Elsinore, California 92530, APN 379-272-004** and more particularly described as **LOT 14 MB 087/086 TR 6406-1** does constitute a public nuisance and that there is sufficient cause to abate the nuisance for the following reasons:
  - A. Junk, trash and debris in direct violation of the LEMC, 8.18.020 (H, I, J & K)
  - B. Overgrown weeds in direct violation of the LEMC 8.18.020 (Q)

2. That the Nuisance Abatement Board hereby orders that said nuisance be abated as follows:
  - A. Remove all junk, trash and debris from property.
  - B. Remove all overgrown weeds from property.
  
3. That said nuisance shall be completely abated before **November 8, 2009**. Otherwise the same will be removed and abated by the municipal authorities of the City of Lake Elsinore or it's contractor(s) in which case the cost of such removal shall be assessed upon the lot(s) and land on which said condition(s) are removed or corrected, and such cost will constitute a lien and special assessment upon such lot(s) or land until paid.

DATED this 20<sup>th</sup> day of October, 2009.

CITY OF LAKE ELSINORE  
NUISANCE ABATEMENT BOARD

*Robin K. Chipman*

By  
Robin Chipman  
Code Enforcement Manager/Building Official  
City of Lake Elsinore

JON CHRISTENSEN  
ASSISTANT TREASURER-TAX COLLECTOR

DEBBIE BASHE  
INFORMATION TECHNOLOGY OFFICER

GIOVANE PIZANO  
INVESTMENT MANAGER

KIEU NGO  
FISCAL MANAGER



DON KENT  
TREASURER

MATT JENNINGS  
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON  
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ  
ADMINISTRATIVE SERVICES MANAGER I

August 8, 2016

City of Lake Elsinore  
C/O Fred Lopez  
130 S. Main St.  
Lake Elsinore, CA 92530

Re: APN: 379272004-2  
TC 203 Item 247  
Date of Sale: May 5, 2015

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.**

- |  |  |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Copy of Marriage Certificate for                                      |
| <input type="checkbox"/> Notarized Statement of different/misspelled   | <input type="checkbox"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of                              | <input checked="" type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)  |
| <input type="checkbox"/> Certified Death Certificate for   | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Court Order Appointing Administrator                                  |
|  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
|  | <input type="checkbox"/> Other -   |

Please send in all documents within 30 days (September 8, 2016). 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@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR

\*\*\*\*\*

4080 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (351) 955-3900 \* 1 (877) 748-2689 \* FAX (951) 955-3923



August 30, 2016

Jennifer Pazicni  
Tax Sale Operations Unit  
County of Riverside  
Treasurer-Tax Collector  
4080 Lemon St, 4<sup>th</sup> Floor  
P.O. Box 12005  
Riverside, CA 92502

**STATEMENT OF MONIES OWED**

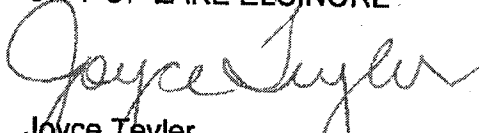
Listed below are the fees charged against the 31772 Via Valdez, 379272004-2, Lake Elsinore, CA 92530.

<b><i>Nuisance Abatement Fees</i></b>	<b>\$ 427.92</b>
<b><i>Citation #8616</i></b>	<b>\$ 250.00</b>
<b><i>Citation #11844</i></b>	<b>\$ 125.00</b>
<b><i>Clean up fees</i></b>	<b><u>\$ 750.00</u></b>
<b>TOTAL AMOUNT:</b>	<b>\$ 1,552.92</b>

If you have any questions, please contact the Code Enforcement Division at (951) 674-3124 extension 227.

Thank you in advance for your cooperation in this matter.

CITY OF LAKE ELSINORE

  
Joyce Teyler  
Community Development Tech

jmt

951.674.3124

170 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG



September 5, 2014

Via Certified: 7008 0500 0001 8153 7124

Suzanne Hawley  
31772 Via Valdez  
Lake Elsinore, CA 92530

**NUISANCE ABATEMENT ORDER  
CASE: NA 14-652**

At the Nuisance Abatement hearing held on September 2, 2014, before the Nuisance Abatement Board, the Board motioned to declare the premises located at 31772 Via Valdez, Lake Elsinore, CA 92530 (APN 379-272-004) Lot 14 MB 087/086 TR 6406-1.

A public hearing may be avoided if the following corrections are made at least two weeks before the date set for the hearing:

1. Remove / abate all overgrown and dead vegetation.
2. Install and maintain landscaping.

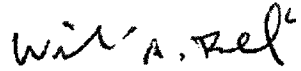
An administrative fee of \$427.92 will be charged for the hearing. If abatement action is taken by the City the costs of the abatement will also be assessed against the property and will attach as a lien and/or special assessment until paid.

The owner or persons occupying or controlling such lot or premises affected may appeal to the City Council. Such appeal shall be in writing, accompanied by the \$200.00 appeal fee, and shall be filed with the City Clerk of said City within ten (10) days from the date of this Order of Abatement.

Suzanne Hawley  
September 5, 2014  
Page Two

If you have any questions, please contact the Code Enforcement Division  
at (951) 674-3124 ext.227, for more information.

CITY OF LAKE ELSINORE



William A. Belvin  
Building Official/Code Enforcement Manager





City of Lake Elsinore  
Code Enforcement Division  
130 S. Main Street  
Lake Elsinore, CA 92530  
Tel: (951) 674-3124 ext. 227  
Fax: (951) 471-1418

**DECLARATION NO. 14-652**

**RESOLUTION OF THE NUISANCE ABATEMENT BOARD OF THE  
CITY OF LAKE ELSINORE FINDING THAT 31772 VIA VALDES (APN  
379272004) IN THE CITY OF LAKE ELSINORE, CALIFORNIA  
92530 CONSTITUTES A PUBLIC NUISANCE AND ORDERING SUCH  
NUISANCE ABATED**

**WHEREAS**, the Code Enforcement Manager/Building Official of the City of Lake Elsinore, California has determined that a public nuisance exists on property located at:

31772 VIA VALDEZ  
LAKE ELSINORE, CA 92530  
APN 379272004

and more particularly described as LOT 14 MB 087/086 TR 6406-1 and set the matter for public hearing before the Nuisance Abatement Board to consider the Code Enforcement Manager/Building Official's determination and the abatement thereof; and

**WHEREAS**, the Nuisance Abatement Board of the City of Lake Elsinore on 09/02/2014 held a properly noticed hearing on the Code Enforcement Manager/Building Official's determination; and

**WHEREAS**, at the time of the hearing the Nuisance Abatement Board considered the staff report regarding the subject property, all oral testimony and any other relevant evidence presented to it, all which is incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED** by the Nuisance Abatement Board of the City of Lake Elsinore as follows:

1. That the property located at:  
**31772 VIA VALDEZ**

**LAKE ELSINORE, CA 92530**  
**APN: 379272004**

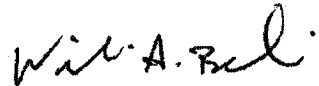
and more particularly described as **LOT 14 MB 087/086 TR 6406-1** does constitute a public nuisance and that there is sufficient cause to abate the nuisance for the following reasons:

<b>Municipal Code</b>	<b>Description</b>	<b>Corrective Action</b>
8.18.020(Q)	Dead, decayed, diseased, overgrown or hazardous trees, weeds and vegetation, cultivated or uncultivated, which is likely to harbor rats or vermin, or constitute an unsightly appearance, or is detrimental to neighboring properties or property values.	Remove all overgrown, dead vegetation
8.18.020(U)	Any landscaped setback areas which lack appropriate turf or plant material so as to cause excessive dust, allow the accumulation of debris, or to cause depreciated values of adjacent or neighborhood properties.	Install and maintain landscaping

2. That the Nuisance Abatement Board hereby orders that said nuisance be abated according to the corrective actions listed above.
3. That said nuisance shall be completely abated before **09/16/2014**. Otherwise the same will be removed and abated by the municipal authorities of the City of Lake Elsinore or it's contractor(s) in which case the cost of such removal shall be assessed upon the lot(s) and land on which said condition(s) are removed or corrected, and such cost will constitute a lien and special assessment upon such lot(s) or land until paid.

Dated: 09/04/2014

**CITY OF LAKE ELSINORE**  
**NUISANCE ABATEMENT BOARD**

 By  
**William A. Belvin**  
**Code Enforcement Manager/Building Official**  
**City of Lake Elsinore**



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**OPEN: (Noticed (sent to FTB))**

**General Information -**

Citation Number: 8616      Date: 01/04/2014      Time: 2:35PM  
 Owing (this citation): \$250.00      This person: \$250.00      Case: 130953  
 Agency: Lake Elsinore Code Enforcement  
 Department: Admin

**Responsible Party -**

Name: HAWLEY, SUZANNE M  
 Address: 31772 VIA VALDEZ  
 LAKE ELSINORE, CA 92530  
[\(responsible party history\)](#)

**Admin Original Citation Information -**

Location: 31772 VIA VALDEZ  
 Case: 130953      Badge: 3303      DL:  
 DL State:      DL Class:      DL Code  
 Race:      Height:      Weight  
 Hair Color:      Eye Color:      SSN: 572846195  
 Sex:      Is Business: False      Type: Business  
 Comments:

**Attachments**

Citation Images  
 No Citation Images Found...  
 Citation Documents  
 No Citation Documents Found...  
 Appeal Documents  
 No Appeal Documents Found...

**Violation Information +**

**Charges, Fees and Adjustments -**

Date	Description	Amount
09/09/2015	Balance Adjustment Part of the violation amount dismissed (S. 18.020(A)(17) - Overgrown/Dead/Vegetation/Weed)	(\$250.00)

**Payment Information +**

**Notice History +**

**Appeal Information -**

Date	Transaction	Description	Appellant
<b>Transaction History +</b>			



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**OPEN: Noticed (sent to FTB)**

**General Information -**

Citation Number: 11844      Date: 08/06/2014      Time: 12:00AM  
 Owing (this citation): \$125.00      This person: \$125.00      Case:  
 Agency: Lake Elsinore Code Enforcement  
 Department: Admin

**Responsible Party -**

Name: SUZANNE HAWLEY  
 Address: 31772 VALDEZ  
 LAKE ELSINORE, CA 92530  
*(responsible party history)*

**Admin Original Citation Information -**

Location: 31772 VIA VALDEZ LAKE ELSINORE, CA 92530  
 Case:      Badge: 1812      DL:  
 DL State:      DL Class:      DL DOB:  
 Race:      Height:      Weight:  
 Hair Color:      Eye Color:      SSN: 572846195  
 Sex:      Is Business: False      Type: Business  
 Comments:

**Attachments**

Citation Images  
 No Citation Images Found...  
 Citation Documents  
 No Citation Documents Found...  
 Appeal Documents  
 No Appeal Documents Found...

**Violation Information -**

**Charges, Fees and Adjustments -**

Municipal Code	Description	Amount	Date	Description	Amount
818020(Q)	Trees and Vegetation	\$100.00			
8.18.020(U)	Maintenance / lack of landscaping	\$100.00			

**Payment Information -**

Date Received	Payment Type	Payment Description	Payment Location	Amount
09/08/2015	Check	Check Dated: 09/08/2015, Number: 2920	Client	\$75.00

**Notice History +**

**Appeal Information -**

Date	Transaction	Description	Appellant
------	-------------	-------------	-----------

**Transaction History +**

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

RECEIVED  
2015 AUG 19 AM 8:53  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 203 Item 247 Assessment No.: 379272004-2

Assessee: HAWLEY, SUZANNE M

Situs: 31772 VIA VALDEZ LAKE ELSINORE 92530

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 \$21,105 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. 379272004-2 recorded on June 18, 2015. 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 24 day of July, 2015 at Riverside, CA  
County, State

Suzanne M. Hawley  
Signature of Claimant

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

Suzanne M. Hawley  
Print Name

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

21009 Grand Ave.  
Street Address

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

Wildomar, CA.  
City, State, Zip

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

951-710-4358  
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](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)

**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

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

July 22, 2015

HAWLEY, SUZANNE M  
21009 GRAND AVE  
WILDOMAR, CA 92595-9732

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 379272004-2      Item: 247  
Situs Address: 31772 Via Valdez Lake Elsinore 92530  
Assessee: Hawley, Suzanne M  
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

RECORDING REQUESTED BY  
**Laytons Title Co**  
 AND WHEN RECORDED MAIL TO:  
 Suzanne M. Hawley  
 31772 Via Valdez Street  
 Lake Elsinore, CA 92530

DOC # 2000-414466  
 10/20/2000 09:00AM Fee: \$21.50  
 Page 1 of 1 Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Gary L. Gray  
 Assessor, County Clerk & Recorder



M	S	U	PAGE	REV	SA	FOUR	RECORD	IMP	BOOK
A	R	L							

A.P.N.: 379-272-004 TRA #: 005028 Order No.: 4007809-23 Escrow No.: 10229

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$11.40  
 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 Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
**STEVE GRAYBILL, EXECUTOR OF THE ESTATE OF EVELYN M. GRAYBILL, DECEASED**

hereby GRANT(S) to Suzanne M. Hawley, a Married Woman as her Sole and Separate Property

the following described property in the City of Lake Elsinore, County of Riverside State of California;

Lot 14 of Tract 6406-1, in the City of Lake Elsinore, County of Riverside, as per map recorded in Book 87, Page(s) 86 and 87, of Maps, in the Office of the County Recorder of said County.

**STEVE GRAYBILL, EXECUTOR OF THE ESTATE OF EVELYN M. GRAYBILL, DECEASED**

By: [Signature]  
 Steve Graybill, Executor

Document Date: September 18, 2000

STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES )  
 On October 19, 2000 before me, Debra Lee Lane, Notary Public  
 personally appeared STEVEN GRAYBILL  
 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: [Signature]



The area for official notarial seal.

Mail Tax Statements to: **SAME AS ABOVE** or Address Noted Below

5-1-1-1-1-1-1-1-1-1

10 20 00

THIS MICROFILM COPYRIGHTED BY SECURITY UNION TITLE INSURANCE COMPANY MICROFILM DIVISION

RIVERSIDE