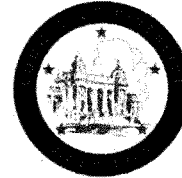


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
9.2  
(ID # 5807)

**MEETING DATE:**

Tuesday, January 23, 2018

**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item 25. Last assessed to: Juan Naranjo, a single man, District 2. [\$37,027-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Unclaimed Financial, agent for Juan Naranjo, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 162070018-7;
2. Authorize and direct the Auditor-Controller to issue a warrant to Unclaimed Financial, agent for Juan Naranjo in the amount of \$37,027.58, 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.

**ACTION:** Policy

Jon Christensen, Treasurer-Tax Collector

1/4/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, 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, Perez and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** January 23, 2018  
**xc:** Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$37,027	\$ 0	\$37,027	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	17/18

**C.E.O. RECOMMENDATION:** Approve

**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 24, 2016 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 14, 2016. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 10, 2016, 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 one claim for excess proceeds:

1. Claim from Unclaimed Financial, agent for Juan Naranjo based on an Authorization for Agent to Collect Excess Proceeds dated May 30, 2017 and a Grant Deed recorded November 03, 2009 as Instrument No. 2009-0567919.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Unclaimed Financial, agent for Juan Naranjo be awarded excess proceeds in the amount of \$37,027.58. 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**

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

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

**ATTACHMENT A. Claim Unclaimed**

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

  
Stephanie Pasi 1/12/2018

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 207 Item 25 Assessment No.: 162070018-7

Assessee: NARANJO, JUAN

Situs:

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

RECEIVED  
2017 JUN 27 PM 4:56  
RIVERSIDE COUNTY  
TREAS. TAX COLLECTION

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 37,027.58 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. 2009-0507919, recorded on 11/03/09. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Grant Deed

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 5<sup>th</sup> day of June, 2017 at Nassau, NY  
County, State

[Signature]  
Signature of Claimant

Unclaimed Financial POA Juan Naranjo  
Print Name

1030 Neilson St Suite 2A  
Street Address

Far Rockaway NY 11691  
City, State, Zip

845 521 6666  
Phone Number

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

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

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

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

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

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

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

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make U-Kline Financial my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 162070018-7 sold at public auction on May 2018. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 100% of 37,037.58 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

[Signature]  
(Signature of Party of Interest)

Juan Naranjo  
(Name Printed)

509 ward st  
(Address)

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss.

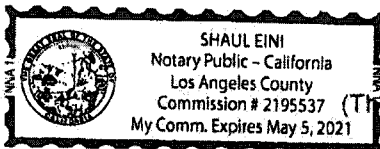
La Habra, CA 90631  
(City/State/Zip)

562-557-1396  
(Area Code/Telephone Number)

On May 30th, 2017, before me, Shaul Eini, Notary, personally appeared Juan Naranjo, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.  
[Signature]  
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]  
(Signature of Agent)

M Citronbaum  
(Name Printed)

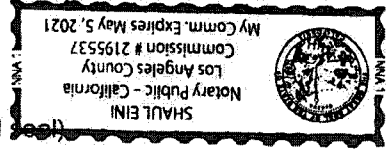
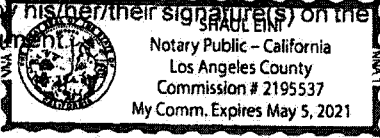
1030 Neilson St Suite 2A  
(Address)

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.

Far Rockaway NY 11691  
(City/State/Zip)

On 05/30/17, before me, the undersigned, a Notary Public in and for said State, personally appeared M Citronbaum, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
[Signature]



(This area for official seal)

## LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

I, Juan Naranjo ("Principal") maintaining an address at  
509 Ward St La Habra hereby make and appoint  
Unclaimed Financial Assets LLC ("Agent") maintaining an address at:  
1030 Neilson st Suite 2A Far Rockaway NY 11691 my true and lawful  
attorney-in-fact for me and in my name, and in my behalf.

My Agent shall have full power and authority to perform the following in my place and  
stead:

I, do hereby designate Unclaimed Financial Assets LLC as my true and lawful attorney-  
in-fact, or agent, to act in, manage, and conduct my affairs, and for that purpose to do and  
execute acts, documents or things including any or all of the following acts, documents or  
things:

1. to retain legal counsel to represent me in obtaining the surplus
2. to execute any and all documents necessary to fulfill my claim
3. to endorse and deposit checks issued for the claim:
4. to pay Unclaimed Financial Assets LLC an agreed upon percentage of the  
proceeds obtained on my behalf;
5. To turn over the net proceeds of any claim to me.

The above especially enumerated powers are to aid in giving examples of the power  
herein granted, and they are not to be constructed in limitation or definition thereof. We  
hereby reserve the right of revocation. We further state that this limited Power of  
Attorney shall not be affected by my subsequent disability or incapacity or by lapse of  
time.

### Durable

This Power of Attorney and the rights, powers, and authority of my Agent shall be a  
Durable Power of Attorney. This Durable Power of Attorney and the rights, powers, and  
authority of my Agent shall become effective immediately upon execution of this  
instrument. The rights, powers, and authority of this document shall remain in full force  
and effect thereafter until my death. This Power of Attorney shall not terminate on my  
subsequent disability, incapacity or lack of mental competence (except as provided by  
any applicable statute).

Signed on July 14, 2003 (date), at La Habra CA (city),  
CA 90631 (state).

Juan Naranjo  
Signature of Principal

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

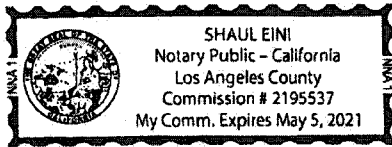
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of La Habra )  
On May 30th, 2017 before me, Shaul Eini - Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Juan Navarngo  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Power of Attorney  
Document Date: May 30th 2017 Number of Pages: 1  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

STEWART  
STEWART TITLE-Riverside

DOC # 2009-0567919  
11/03/2009 08:00A Fee:22.00  
Page 1 of 2 Doc 1 Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry U. Ward  
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
JUAN NARANJO

201 Willow St #8  
LaHabra Ca 90631



S												COPY
1			2									
M	A	L	465	426	PCOR	NCOR	SMP	NCHG	EXAM			
					T:		CTY	UNI				042

A.P.N.: 162-070-018-7 TRA #: 099-100

Order No.: 255478

Escrow No.: 58571

22

### GRANT DEED

T  
042

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$55.00

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 MIRA LOMA, and

255478

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
ROBERT B NELSON and MARTHA D NELSON, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to JUAN NARANJO, a single man  
the following described property in the City of MIRA LOMA, County of Riverside State of California;

See Exhibit "A" attached hereto and made a part hereof.

Robert B Nelson  
ROBERT B NELSON

Martha D Nelson  
MARTHA D NELSON

Document Date: September 30, 2009

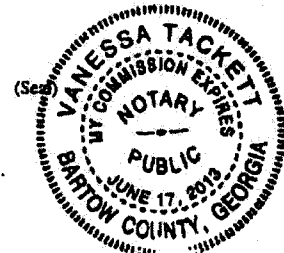
STATE OF CALIFORNIA Georgia )  
COUNTY OF Bartow ) SS

On October 8, 2009 before me, Vanessa Tackett, a notary public in and for said state, personally appeared Robert and Martha Nelson 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 Vanessa Tackett



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



Exhibit "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, Unincorporated Area, and described as follows:

Parcel A:

Parcel 3 of Parcel Map No. 8719, in the County of Riverside, State of California, as shown by map on file in Book 36 Pages 98 and 99 of Maps, records of Riverside County, California.

Parcel B:

A non-exclusive easement for ingress and egress, road and public utility purposes over, along and across the Northerly 30.00 feet of Parcel 1 and Lot "A" of Parcel Map No. 13485, as shown by Parcel Map on file in Book 67 Page 82 of Parcel Maps, records of Riverside County, California.

APN: 162-070-018-7

(End of Legal Description)



FILED  
COUNTY CLERK  
RIVERSIDE COUNTY, CALIFORNIA  
1993

File Number: 255478

CALIFORNIA DRIVER LICENSE



EXP 06/24/2020

CLASS C  
END NONE

LN NARANJO  
FN JUAN  
509 WARD ST  
LA HABRA, CA 90831

DOB 06/24/1968

RSTR NONE

06/24/1968

*Juan Naranjo*

SEX M HAIR BRN EYES BRN

HGT 5-05 WGT 185 LB

ID 06/14/20156852100P029

06/14/2015