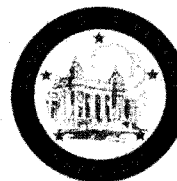


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
9.4
(ID # 5797)

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 481. Last assessed to: Isela Navarro, a married woman as her sole and separate property. District 3 [\$69,468-Fund 65595 Excess Proceeds from Tax Sale].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Ana Lopez, assignee for Isela Zepeda Navarro, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 443312004-5;
2. Authorize and direct the Auditor-Controller to issue a warrant to Ana Lopez, assignee for Isela Zepeda Navarro in the amount of \$69,468.41, 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.

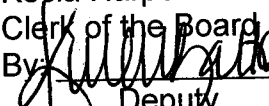
ACTION: Policy

John Christensen, Treasurer-Tax Collector 1/4/2018

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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$69,468	\$ 0	\$69,468	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	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 Ana Lopez, assignee for Isela Zepeda Navarro based on an Assignment of Right to Collect dated May 25, 2017 and a Grant Deed recorded July 19, 2006 as Instrument No. 2006-0526939.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Ana Lopez, assignee for Isela Zepeda Navarro be awarded excess proceeds in the amount of \$69,468.41. 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 Lopez

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)

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

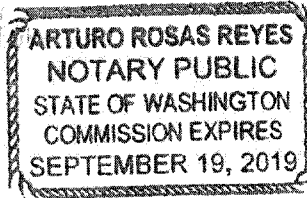
2017 JUL 10 PM 4:58

TC 207 Item 481 Assessment No.: 443312004-5

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Assessee: NAVARRO, ISELA

Situs: 220 S HARVARD ST HEMET 92543



Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$19,468.11 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. 2006-0526939 recorded on 7/19/2006. 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 19th day of June, 2017 at Okanogan County, WA.
County, State

Isele Zepeda Navarro
Signature of Claimant

Signature of Claimant

Isele Zepeda Navarro
Print Name

Print Name

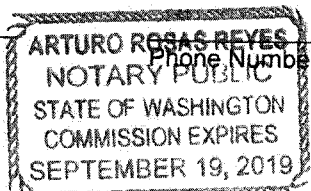
29799 Hwy 97
Street Address

Street Address

Riverside, WA 98849-9502
City, State, Zip

City, State, Zip

(951) 219-0658
Phone Number



ASSIGNMENT OF RIGHT TO COLLECT PROPERTY TAX REFUND

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 the rightful claimant must be provided at the time this document is filed with the Treasurer-Tax Collector.

As the rightful claimant, I, the undersigned, do hereby assign to Ania Lopez my right to apply for and collect the property tax refund which you are holding and to which I am entitled. I understand that the total of the property tax refund available for is \$ 69,908.71 and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Isela Zepeda Navarro
(Signature of Rightful Claimant/Assignor)

Isela Zepeda Navarro
(Name Printed)

PO Box 39
(Address)

STATE OF CALIFORNIA Washington ss.
COUNTY OF Okanogan

Riverside WA 98849
(City/State/Zip)

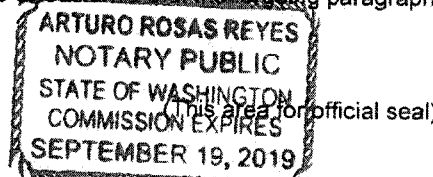
(951) 219-0658
(Area Code/Telephone Number)

On 5/25/17 before me, Arturo Reyes, personally appeared Isela Zepeda Navarro 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.

Arturo R. Reyes
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the rightful claimant (assignor), all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of property tax refund available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature]
(Signature of Assignee)

5/31/17 Ania Lopez
(Name Printed)

14433 Allingham Ave
(Address)

STATE OF CALIFORNIA Washington ss.
COUNTY OF Okanogan

NORwalk, CA 90650
(City/State/Zip)

On 5/25/17 before me, the undersigned, a Notary Public in and for said State, personally appeared Isela Zepeda Navarro 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 of Notary)

(This area for official seal)

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 Los Angeles)

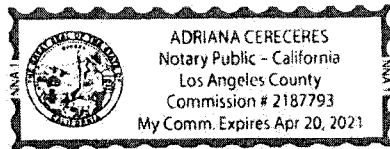
On May 31, 2017 before me, Adriana Cereceres (Notary Public)
Date Here Insert Name and Title of the Officer

personally appeared Ana Lopez x x
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 Adriana Cereceres
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: Assignment of Right to Collect Debt to Tax Refund Document Date: 5/31/2017
Number of Pages: 1 Signer(s) Other Than Named Above: Isela Zapata Navarro

Capacity(ies) Claimed by Signer(s)

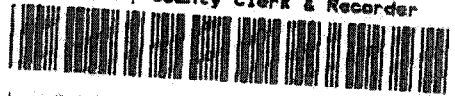
Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
 AND MAIL TAX STATEMENTS TO

NAME Isela Navarro
 ADDRESS 220 S. Harvard Street
 CITY Hemet, CA 92543
 STATE & ZIP



M	S	U	PAGE	SIZE	DA	POOR	NOCOR	BMF	MISC.	
	1		2			✓				
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

TITLE ORDER NO. _____ ESCROW OR LOAN NO. _____

GRANT DEED



THE UNDERSIGNED GRANTOR(S) DECLARE(S)
 DOCUMENTARY TRANSFER TAX is \$ NONE CITY TAX \$ NONE
 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 _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 FERNANDO VEJAR-LOPEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
 hereby GRANT(S) to:

ISELA NAVARRO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

the real property in the City of Hemet, County of Riverside, State of California, described as:
 LOT 6 IN BLOCK 30, IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP
 RECORDED IN BOOK 15, PAGE 702 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 APN: 443-312-004-5

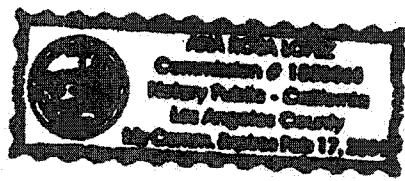
"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911"

Dated June 26, 2006

STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE

Fernando Lopez
 FERNANDO VEJAR-LOPEZ

On June 26, 2006 before me, Ana Rosa Lopez
 Notary Public, personally appeared FERNANDO VEJAR-LOPEZ
 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: *Ana Rosa Lopez*

(THIS AREA FOR OFFICIAL SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER

GIOVANE PIZANO
INVESTMENT MANAGER

KIEU NGO
FISCAL MANAGER



DC
TR

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

August 10, 2017

Ana Lopez, Assignee for Isela Zepeda Navarro
14433 Allingham Ave
Norwalk, CA 90650

Re: APN: 443312004-5
TC 207 Item 481
Date of Sale: May 24, 2016

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- ___ Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- ___ Notarized Statement of different/misspelled
- ___ Notarized Authorization to for Agent to Collect Excess Proceeds
- ___ Certified Death Certificate for
- ___ Copy of Birth Certificates for
- ___ Copy of Marriage Certificate for
- ___ Original Note/Payment Book

- ___ Updated Statement of Monies Owed (as of date of tax sale)
 - ___ Articles of Incorporation (if applicable Statement by Domestic Stock)
 - ___ Court Order Appointing Administrator
 - ___ Deed (Quitclaim/Grant etc...)
 - Other - A copy of escrow documents from situs address* or an Identification Card /Drivers License with situs address* or a copy of a payment made to the taxes.
- *Situs Address: 220 S Harvard St, Hemet, CA 92543

Please send in all documents within 30 days (**September 10, 2017**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Jennifer Romero

Tax Sale Operations Unit
(951) 955-3945
(951) 955-3990 Fax
jiromero@RivCo.org

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION

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

A. Signature

X

B. Received by

D. Is delivery attempted? If YES, enter

1. Article Addressed to:
EP 207 ITEM 481
Ana Lopez, Assignee for Isela Zepeda Navarro
14433 Allingham Ave
Norwalk, CA 90650



9590 9402 1202 5246 5717 42

2. Article Number (Transfer from service label)

7003 2260 0004 1556 9116

3. Service Type

- Adult Signature
- Adult Signature Restricted
- Certified Mail®
- Certified Mail Restricted
- Collect on Delivery
- Insured Mail
- Insured Mail Restricted (over \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR

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

10



RIVERSIDE COUNTY SECURED PROPERTY TAX BILL

For Fiscal Year July 1, 2006 through June 30, 2007

Offices in Riverside, Palm Springs and Temecula

Website: www.riversidetaxinfo.com E-mail: ttc@co.riverside.ca.us

PAUL McDONNELL, TREASURER
4080 Lemon St (1st Floor) Riverside, California
P.O. Box 12005, Riverside, CA 92502-2005

Telephone: (951) 955-3900
or, from area codes 951 and 760 only
toll free: 1 (877) RIVCOIX (748-2689)

Property Data	LOT 6 BLK 30 MB 015702 SD HEMET	Bill Number	000318047	ASSESSMENT NUMBER	443312004-5
Address	220 S HARVARD ST HEMET 92543	Tax Rate Area	006-126	Parcel Number	443312004-5
Owner	JANUARY 1, 2006 LEIGH, WILLIAM S & BETH J				

01/31/2007

NAVARRO, ISELA
320 S HARVARD ST
HEMET CA 92543

IMPORTANT INFORMATION ON REVERSE SIDE

UNPAID PRIOR-YEAR TAXES

(See Item #6 on reverse)

NONE

Tax bill requested by	Loan Identification	Multiple Bills
-----------------------	---------------------	----------------

CHARGES LEVIED BY TAXING AGENCIES (See Item #4 on reverse)	AMOUNT
<i>Paid 1st half 2/05/07 \$552.88</i>	

LAND	27,024
STRUCTURES	59,454
TRADE FIXTURES	
TREES & VINES	
CITRUS FEST VALUE	
BUSINESS PERSONAL PROPERTY	
FULL VALUE	86,478
EXEMPTIONS	
NET VALUE	86,478
TAX RATE PER \$100 VALUE	1.04579
TAXES	902.90
Special Assessments & Fixed Charges	102.38
TOTAL AMOUNT (If over \$25,000, see Item #1 on reverse)	\$1,005.28

	\$502.64	\$502.64
Add 10% penalty after 12/10/2006	50.24	
	\$552.88	\$502.64

PLEASE KEEP TOP PORTION FOR YOUR RECORDS
(NO RECEIPTS WILL BE ISSUED - YOUR CANCELLED CHECK IS YOUR RECEIPT)



RIVERSIDE COUNTY SECURED PROPERTY TAX BILL For Fiscal Year July 1, 2007 through June 30, 2008

FULL ACCOUNTS, TREASURER 4280 Lemon St (1st Floor) Riverside, California (P.O. Box 12903, Riverside, CA 92503-2903)

Offices in Riverside, Palm Springs and Temecula To send us an e-mail, visit our Website: www.riversidetaxinfo.com

Telephone: (951) 955-3900 or, from area codes 951 and 760 only toll free: 1 (877) RIVCOIX (748-2689)

Table with Property Data, Bill Number (000332624), Assessment Number (443312004-5), Tax Rate Area (006-126), and Parcel Number (443312004-5).

NAVARRO, ISELA 220 S HARVARD ST HEMET, CA 92543-4236

09/20/2007

IMPORTANT INFORMATION ON REVERSE SIDE

UNPAID PRIOR-YEAR TAXES (See Item #5 on reverse) NONE

Table with columns: Tax bill requested by, Loan Identification, Multiple Bill.

Table titled 'CHARGES LEVIED BY TAXING AGENCIES (See Item #1 on reverse)' with columns for Agency Name and Amount.

Table showing Land Value (51,000), Structures (195,436), Full Value (246,436), Exemptions (7,000), Net Value (239,436), Tax Rate (1.06618), and Total Amount (\$2,594.38).

Summary table showing total amount of \$1,297.19 and add 10% penalty after 12/10/2007 resulting in \$1,297.19.

PLEASE KEEP TOP PORTION FOR YOUR RECORDS (NO RECEIPTS WILL BE ISSUED - YOUR CANCELLED CHECK IS YOUR RECEIPT)

5793.35 5813.35

Declaration Control Number (DCN)

00 - 951314 - 04382 - 7

IRS Use Only - Do not write or staple in this space

OMB No. 1545-0074

Form 8453

U.S. Individual Income Tax Declaration for an IRS e-file Return

For the year January 1 - December 31, 2006

See instructions.

2006

Department of the Treasury Internal Revenue Service

Use the IRS label. Otherwise, please print or type

Form with fields for Name (BERNARDO O ZEPEDA), Spouse's Name (ISELA NAVARRO ESPERICUETA), Home address (220 S HARVARD ST), City (BERKELEY, CA 94704)

Fields for Social Security numbers and daytime phone number

Table with 5 rows: Adjusted gross income (9,495), Total tax (0), Federal income tax withheld (116), Refund (176), Amount you owe (0)

Declaration of Taxpayer (Sign only after Part I is completed) Be sure to keep a copy of your tax return.

- 6a. I consent that my refund be directly deposited...
6b. I do not want direct deposit...
6c. I authorize the U.S. Treasury and its designated Financial Agent to initiate an ACH electronic funds withdrawal...

If I have filed a balance due return, I understand that if the IRS does not receive full and timely payment of my tax liability, I will remain liable for the tax liability and all applicable interest and penalties...

Under penalties of perjury, I declare that I have examined a copy of my electronic individual income tax return, or request for refund, and accompanying schedules and statements for the tax year ending December 31, 2006, and to the best of my knowledge and belief, it is true, correct, and complete...

Sign Here section with fields for Taxpayer's signature, Date, and Spouse's signature

Declaration of Electronic Return Originator (ERO) and Paid Preparer (See instructions)

I declare that I have reviewed the above taxpayer's return, or request for refund, and that the entries on Form 8453 are complete and correct to the best of my knowledge...

ERO's Use Only section with fields for Signature (MARCELINO MACIAS), Date (2/12/07), ERO's SSN (P00073209), Firm name (Macias Income Tax), Address (1325 W Gardena Blvd), Phone no ((310) 323-3546)

Under penalties of perjury, I declare that I have examined the above taxpayer's return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. This declaration is based on all information of which I have any knowledge.

Paid Preparer's Use Only section with fields for Signature, Date, Preparer's SSN, Firm name, Address, Phone no

WA USA **WASHINGTON** DRIVER LICENSE



4d LIC#
1 ZEPEDA NAVARRO
2 ISELA
3 DOB 02-26-1973
4 29799 HIGHWAY 97
RIVERSIDE WA 98649-9500
15 Sex F 16 Hgt 5-02
17 Wgt 168 18 Eyes BRN
9 Class 9a End NONE
12 Restrictions NONE

DONOR ♾

4a Iss 01-21-2016



4b Exp 02-26-2022

Isela Zepeda N.

5 DD

Rev 09-15-2009

