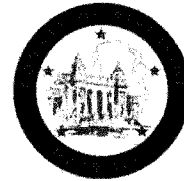


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
9.8  
(ID # 5811)

**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 671. Last assessed to: Pensco Trust Company Custodian FBO Hyo S. No IRA NO1CX dated 6/1/07, District 5. [\$59,381-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Pensco Trust Company Custodian FBO Hyo S. No IRA NO1CX dated 6/1/07, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 540170037-7;
2. Authorize and direct the Auditor-Controller to issue a warrant to Pensco Trust Company Custodian FBO Hyo S. No IRA NO1CX dated 6/1/07 in the amount of \$59,381.27, 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.

**ACTION:** Policy

Jon Christensen, Treasurer-Tax Collector 1/10/2018

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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>	\$59,381	\$ 0	\$59,381	\$ 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 Pensco Trust Company Custodian FBO Hyo S. No IRA NO1CX dated 6/1/07 based on a Grant Deed recorded June 15, 2007 as Instrument No. 2007-0395228.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Pensco Trust Company Custodian FBO Hyo S. No IRA NO1CX dated 6/1/07 be awarded excess proceeds in the amount of \$59,381.27. 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.

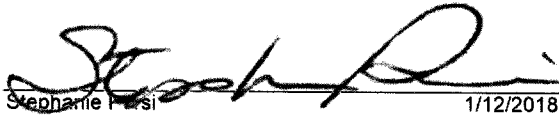
**Impact on Residents and Businesses**

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

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

**ATTACHMENT A. Claim Pensco**

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



Stephanie Pasi 1/12/2018

MS1764028 1/5/2017 048

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

RECEIVED

2017 FEB 27 AM 2:22

RIVERSIDE COUNTY  
TREAS. TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 671 Assessment Number: 540170037-7

Assessee: PENSCO TRUST CO

Situs: 437 W RAMSEY ST BANNING 92220

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 \$ See below 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. 2016-0294189 recorded on 7-14-16. 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.

I do not know the exact value of the excess proceeds, but I am asking for 100% of any excess proceeds. PENSCO TRUST CO is the trustee of this property as per the requirements of the IRS.

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 18<sup>th</sup> day of February, 2017 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant

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

Hyo Sung No  
Print Name

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

36181 Bay Hill Dr.  
Street Address

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

Beaumont CA 92223  
City, State, Zip

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

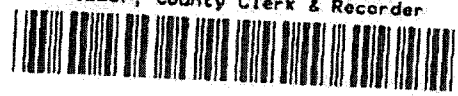
909-244-8531  
Phone Number

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

amoslegalservice@gmail.com

DOC # 2007-0395228  
 06/15/2007 08:00A Fee:20.00  
 Page 1 of 2 Doc Tax Paid

Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



RECORDING REQUESTED BY  
 First American Title Company

AND WHEN RECORDED MAIL TO:  
 Pensco Trust Company  
 36191 Bay Hill Drive  
 Beaumont, CA 92223

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	428	PCOR	NCOR	SMF	NCHG	EXAM
					U/W	T: 1	CITY	UNI	213

**GRANT DEED**

A.P.N.: 540-170-037-7

T.R.A. No.001-004

File No.: RBE-2780442 (tm)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$185.35; CITY TRANSFER TAX \$0.00;  
 computed on the consideration or full value of property conveyed, OR  
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
 unincorporated area;  City of Banning, and

**T**  
**043**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Renova Properties, a California Limited Liability Company**

hereby GRANTS to **Pensco Trust Company Custodian FBO 'Hyo S. No' IRA 'NO1CX', dated 6/1/07**  
 the following described property in the City of Banning, County of Riverside, State of California:

**The East 120 Feet of the South 115 feet of Lot 1 in Block 238, in the City of Banning, County of Riverside, State of California, as shown by Amended Map of Banning Land Company, recorded in Book 9, Page 44 of Maps, Riverside County Records.**

**Excepting therefrom that portion deeded to the City of Banning by Instrument recorded October 18, 1968 as Instrument No. 100536, Official Records.**

**Romero, Jennifer**

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**From:** Romero, Jennifer  
**Sent:** Wednesday, November 01, 2017 2:43 PM  
**To:** 'H. Samuel No'  
**Cc:** Taylor, Desiree; Potenciano, Adrian  
**Subject:** RE: APN 540170037-7 EP 207-671

Dear Mr. No,

Thank you for your documentation provided. However, after review my supervisor has requested the following documentation;

- Copy of most recent statement from Pensco. (You may extract your financial information for example account numbers etc.);
- Copy of the trust.

If you may have any questions feel free to contact me at the phone number provided below.

Sincerely,

*Jennifer Romero*

Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds



OFFICE OF THE TREASURER-TAX COLLECTOR  
RIVERSIDE COUNTY, CALIFORNIA

Tel 951 955-3945/Fax 951 955-3990

**From:** H. Samuel No [mailto:amoslegalservice@gmail.com]  
**Sent:** Tuesday, August 15, 2017 2:09 PM  
**To:** Romero, Jennifer <JIRomero@RIVCO.ORG>  
**Subject:** Re: APN 540170037-7

Hi Jennifer,

Hopefully this will satisfy what you need regarding the tax sale of my property in Banning.

Thanks.

H. Samuel No

Amos Legal Service  
"Reliable, Affordable Legal Documents"  
1132 Beaumont Ave Unit 101  
Beaumont, CA 92223  
Office (951) 845-9300

Cell (909) 244-8531  
Fax (877) 521-5873  
[AmosLegalService@gmail.com](mailto:AmosLegalService@gmail.com)  
[www.AmosLegalService.com](http://www.AmosLegalService.com)  
Registered & Bonded LDA

Business Hours

Mon Wed Fri 11:00 am - 6:00 pm  
Tu Th 9:00 am - 6:00 pm  
Sat By Appointment Only  
Sun Closed

On Thu, Jun 8, 2017 at 7:54 AM, Romero, Jennifer <[JIRomero@rivco.org](mailto:JIRomero@rivco.org)> wrote:

Dear H. Samuel No:

The claim period is open until July 14, 2017. So, therefore I will not start processing any of the claims until after the claim period has expired. I will begin working on all of the claims after the July 14<sup>th</sup> date, the recommendation of disbursement may take approximately six months to one year to be presented to our county board.

If you may have any additional questions, feel free to contact me.

Sincerely,

*Jennifer Romero*

Sr. Accounting Assistant

Tax Sale Operations/Excess Proceeds



OFFICE OF THE TREASURER-TAX COLLECTOR  
RIVERSIDE COUNTY, CALIFORNIA

Tel [951 955-3945](tel:951-955-3945)/Fax [951 955-3990](tel:951-955-3990)

From: H. Samuel No [mailto:[amoslegalservice@gmail.com](mailto:amoslegalservice@gmail.com)]  
Sent: Wednesday, June 07, 2017 2:37 PM  
To: TaxSale <[TaxSale@RIVCO.ORG](mailto:TaxSale@RIVCO.ORG)>  
Subject: APN 540170037-7

HI,

My land in Banning, CA went through a tax sale last year and I submitted a request for a refund for any remaining proceed (a copy of request is attached) back in February.

Can you tell me what the status of my request for refund is?

Thanks in advance.

H. Samuel No

Amos Legal Service  
"Reliable, Affordable Legal Documents"  
1132 Beaumont Ave Unit 101

Beaumont, CA 92223

Office [\(951\) 845-9300](tel:(951)845-9300)

Cell [\(909\) 244-8531](tel:(909)244-8531)

Fax [\(866\) 653-1064](tel:(866)653-1064)

[AmosLegalService@gmail.com](mailto:AmosLegalService@gmail.com)

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

Registered & Bonded LDA

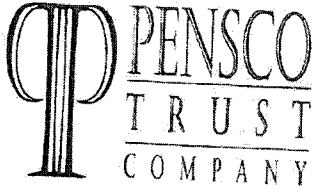
Business Hours

Mon Wed Fri 11:00 am - 6:00 pm

Tu Th 9:00 am - 6:00 pm







June 4, 2007

HYO S NO  
36191 BAY HILL DRIVE  
BEAUMONT, CA 92223

(IRA)

Dear HYO S NO,

Welcome to PENSCO, we are delighted to have you as our client. At PENSCO we offer comprehensive, self-directed IRA services with a unique focus on the administration of all IRS permitted investments.

- \* Your new account number is NO1CX.
- \* Your date of birth is 9/12/1960 .
- \* Your account was opened on 6/01/2007 .

If any of the above information is incorrect, please contact us as soon as possible at 415-274-5600 or 800-969-4472.

Please refer to the fee schedule included in your application kit. If you have any questions, please call us.

PENSCO's web site address is [www.pensco.com](http://www.pensco.com). If you would like to access your account via the Internet, please call us to establish an on-line password. This will enable you to view your PENSCO account at your leisure 24 hours a day, 7 days per week.

Thank you for choosing PENSCO. We are pleased to have you as our client and look forward to providing you with quality service.

Sincerely,



Tom Anderson  
President/CEO

[www.PENSCOTrust.com](http://www.PENSCOTrust.com) T 415 274 5600 F 415 956 3016  
PENSCO Trust Company 104 Congress St., Suite 402, Portsmouth, NH 03801 4078

Mailing Address: P.O. Box 26903, San Francisco, CA 94126 6903  
PENSCO, Inc 450 Sansome Street, 14th Floor, San Francisco, CA 94111 3306



P.O. Box 173859  
Denver, CO 80217-3859



1008004 02 AB 0.400 \*\*AUTO T3 0 3516 92223-802691 -C01b1-11 -P08012



HYO S NO  
36191 BAY HILL DRIVE  
BEAUMONT CA 92223-8026





# COUNTY OF RIVERSIDE



**PETER ALDANA**  
ASSESSOR-COUNTY CLERK-RECORDER

**MICHAEL HESTRIN**  
DISTRICT ATTORNEY

7/21/2016

Document: 2016-0294789

## COURTESY NOTICE



PENSCO TRUST CO  
36191 BAY HILL DR  
BEAUMONT CA 92223

*Handwritten:* Roth - Mendoza@apna.com

### CONFIRMATION OF RECORDING OF A DOCUMENT

Dear Homeowner,

The Assessor-County Clerk-Recorder and the District Attorney of the County of Riverside are committed to protecting its residents from fraudulent land transactions. In that regard, we are monitoring all recordings of Deeds and Deeds of Trust and other similar documents and are sending out "Courtesy Notices" regarding recent property recording transactions.

The Recorder's records indicate that a document affecting your real property was recently recorded. A copy of the first two pages of the document is shown on the reverse side.

### **IF THE TRANSACTION IS CORRECT, NO ACTION IS REQUIRED ON YOUR PART.**

If you have questions regarding this notice, you may visit the Assessor-County Clerk-Recorder website at [www.RiversideACR.com](http://www.RiversideACR.com) and look for the section titled "Real Estate Fraud". Please be aware that this notice is generated and mailed by an outside source on behalf of the Assessor-County Clerk-Recorder for Riverside County.

If you are unaware of this transaction, you may wish to contact the County of Riverside District Attorney's Real Estate Fraud Unit by sending an email to [REFraudUnit@RivCoDa.org](mailto:REFraudUnit@RivCoDa.org) or by calling 1-877-723-7779. You may also fill out a Real Estate Fraud Complaint Form, which can be forwarded to the District Attorney's office. This form may be found on the District Attorney's website at: [www.RivCoDa.org](http://www.RivCoDa.org). From the home page click "Real Estate Fraud" under News Releases on the next page click "Real Estate Complaint Form." You may also telephone your local law enforcement agency to have this matter investigated.

Sincerely,

*Handwritten signature of Peter Aldana*

PETER ALDANA  
Assessor-County Clerk-Recorder  
P.O. Box 751, Riverside, CA 92502-0751  
(951) 486-7000 [www.RiversideACR.com](http://www.RiversideACR.com)

*Handwritten notes:* jody@hear, utters, hot

*Handwritten signature of Michael Hestrin*

MICHAEL HESTRIN  
District Attorney  
3960 Orange Street, Riverside, CA 92501  
(951) 955-5400 [www.RivCoDa.org](http://www.RivCoDa.org)