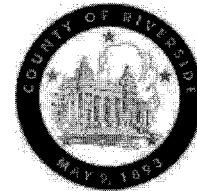


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
19.13
(ID # 7776)

MEETING DATE:

Tuesday, February 5, 2019

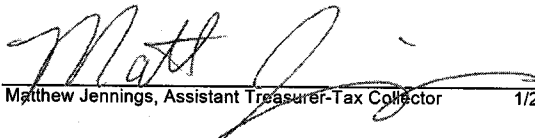
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 111. Last assessed to: Melrel Stephens, an unmarried woman, District 1. [\$11,472-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Melrel Stephens, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 322080005-6;
2. Authorize and direct the Auditor-Controller to issue a warrant to Melrel Stephens in the amount of \$11,472.07, 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


Matthew Jennings, Assistant Treasurer-Tax Collector 1/24/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: February 5, 2019
xc: Treasurer, Auditor

Kecia Harper
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	\$11,472	\$ 0	\$11,472	\$ 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:	18/19

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 2, 2017 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 21, 2017. 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 24, 2017, 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 Melrel Stephens based on a Grant Deed recorded February 10, 1992 as Instrument No. 046275.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Melrel Stephens be awarded excess proceeds in the amount of \$11,472.07. 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 Melrel

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



Stephanie Peng, Principal Management Analyst 1/30/2019

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

RECEIVED

2017 OCT 19 PM 4:50

RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 111 Assessment No.: 322080005-6

Assessee: STEPHENS, MELREL

Situs:

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$11,472.07 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. _____; recorded on _____. 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.

Copy of deed, for both

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 _____ day of September, 2017 at Los Angeles Calif.
County/ State

Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

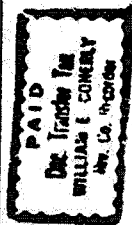
SCO 8-21 (1-99)

Order No.
Escrow No.
Loan No.

C46275

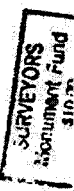
WHEN RECORDED MAIL TO:

Ms. Melrel L. Stephens
331 W. 46th Street
Los Angeles, CA 90037



RECORDED FOR RECORD
AT 2:00 O'CLOCK
AT THE OFFICE OF
THE COUNTY CLERK
OF RIVERSIDE
FEB 10 1992

RECORDED FOR RECORD
AT 2:00 O'CLOCK
AT THE OFFICE OF
THE COUNTY CLERK
OF RIVERSIDE
FEB 10 1992



SPACE ABOVE THIS LINE FOR RECORDING USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$380.60

X... Computed on the consideration or value of property conveyed, OR
... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

TIE UNDERSIGNED

Signature of Declarant or Agent determining tax Form Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CLYDE POPE, a single man

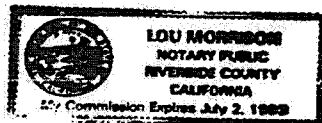
hereby GRANT(S) to

MELREL STEPHENS, an unmarried woman

the real property in the City of Unincorporated Area
County of Riverside

State of California, described as

Parcels 60 and 61 of Records of Survey on file in Book 34, Pages 89 to 92 of Records
of Survey, Riverside County, California.



Dated June 26, 1991

STATE OF CALIFORNIA
COUNTY OF Riverside

On July 25, 1991 before me,
the undersigned
personally appeared Clyde F. Pope

Witness my hand and official seal (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 signa-
ture(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 Lou Morrison

Clyde F. Pope
Clyde Pope



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1-91)

COUNTY OF RIVERSIDE
TREASURER - TAX COLLECTOR
County Administrative Center - 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205



Satellite Offices
Palm Desert Office Temecula Office
38-686 El Cerrito Rd 40935 County Center Dr, Suite C
Palm Desert, CA 92211 Temecula, CA 92591

951-955-3900
951-955-3990 - Fax
www.countytreasurer.org
E-mail: tuc@rivco.org

TC:209 ITEM #: 111
STEPHENS, MELREL
22150 SALTER RD
PERRIS CA, 92570

March 1, 2017

NOTICE OF SALE OF TAX-DEFAULTED PROPERTY

The records in this office indicate that you may have some interest in the property that is subject to tax sale. Please disregard this notice if you have no interest in the property described as follows:

OUTSIDE CITY

ASSESSMENT NUMBER: 322080005-6
LAST ASSESSED TO: STEPHENS, MELREL

Unless a redemption of the Tax-Defaulted Property is received in the Treasurer-Tax Collector's Office on or before 5:00 p.m. PT on Wednesday, April 26, 2017, this property will be offered for sale to the highest bidder at www.Bid4Assets.com/Riverside beginning Thursday, April 27, 2017 at 8:00 a.m. PT and ending Tuesday, May 2, 2017 at staggered times.

If the property is not sold, the right of redemption will revive up to the close of business on the last business day prior to the next scheduled sale. Should you wish to bid at the sale, you must first register with Bid4assets at www.Bid4Assets.com/Riverside by April 25, 2017.

If this property is sold at the internet auction, you may have the right to claim excess proceeds remaining after the tax liens and costs have been satisfied. The amount you may claim is in proportion to your interest in the property with other claims of equal priority. To file a claim for excess proceeds, you must be a party of interest as defined in Section 4675 of the California Revenue and Taxation Code. Your claim for excess proceeds must be filed within one year of the recordation of the Tax Collector's deed to the purchaser.

To pay by credit/debit card you may use our online system at www.countytreasurer.org or our automated telephone system at 951-955-3900. To pay by cashier's check you may visit one of our office locations (Riverside, Temecula, or Palm Desert), or you may send payment by mail to the address located at the top left corner of this letter. **(PAYMENTS BEING MADE BY CASH WILL ONLY BE ACCEPTED AT THE RIVERSIDE LOCATION. PLEASE DO NOT SEND CASH THROUGH THE MAIL).**

In the event it is necessary to serve personal notice of the sale, pursuant to Revenue and Taxation Code Section 3704.7, a fee of \$229.34 will be added to the redemption amount below.

If you have any questions about this notice, please contact the Tax Sale Operations Unit at the above address.

Don Kent
Treasurer-Tax Collector

PLEASE RETURN THIS STUB WITH YOUR PAYMENT TO:

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR, P.O. BOX 12005, RIVERSIDE, CA 92502-2205
ATTN: TAX SALE OPERATIONS

TC:209 ITEM #: 111

ASSESSMENT NUMBER: 322080005-6

AMOUNT REQUIRED TO REDEEM	IF PAID DURING	AND BEFORE 5 P.M. ON
\$22,070.55	MARCH 2017	MARCH 31, 2017
\$22,311.14	APRIL 2017	APRIL 26, 2017

COUNTY OF RIVERSIDE
County Administrative Center-4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205

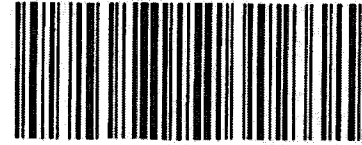


Satellite Offices

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

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

951-955-3900
951-955-3990 - Fax
www.countytreasurer.org
E-mail: rctte@rivco.org



7114 7344 2820 2967 2661



STEPHENS, MELREL
331 W 46TH ST
LOS ANGELES CA 90037-3140

July 24, 2017

EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

Assessment Number 322080005-6 TC: 209 ITEM: 111

Situs Address:

Assessee: STEPHENS, MELREL

Date Sold: May 2, 2017

Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

Dear Sir or Madam:

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 indicate that you may be a party of interest, and we have enclosed a claim form for your convenience. Please note that your claim must be filed within one year from the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after the one year period 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) 955-3945.

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.

In addition, please note 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
TAX SALE OPERATIONS

CLAIM FORM INSTRUCTIONS

The California Revenue and Taxation Code, Section 4675, states in part (paraphrased):

For the purposes of this article, parties of interest and their order of priority are:

- (a) First, lienholders of record prior to the recordation of the tax deed to the purchaser in the order of their priority; and
- (b) Then, any person with title of record to all or any portion of the property prior to the recordation of the tax deed to the purchaser.

If you consider yourself to be a party of interest in the sale of tax-defaulted property as defined above, please fill out the claim form provided stating how you have determined your status as a party of interest. If you need help in filling out the form, please contact our office by telephone at 951-955-3945, mail, or in person.

You must attach copies of documents to support your claim as follows:

- 1. In case (a), attach a copy of your trust deed or other evidence of lien or security interest, along with a statement under penalty of perjury setting forth the original amount of the lien or interest, the total amount of payments received reducing the original amount of the lien or interest, and the amount still due and payable as of the date of the sale of the tax defaulted property by the Tax Collector.
- 2. In case (b), attach copies of any other documents (e.g., deed, certified death certificate, will, court order, etc.) supporting your claim.

PLEASE NOTE: By law, claims cannot be processed until one year has passed from the date of the deed to the purchaser. In order to receive consideration by the Riverside County Board of Supervisors, claims must be filed **ON OR BEFORE THE EXPIRATION OF ONE YEAR** following the date of the recording of the deed to the purchaser. Please see the "Date Deed to Purchaser Recorded" appearing on the enclosed notice. The Tax Collector will submit a recommendation to the County Board of Supervisors as to what disposition should be made on your claim. Following the Board's review, the claim will either be approved or denied. The Clerk of the Board of Supervisors will notify you of the action taken by the Board. Should the claim be approved, the Auditor-Controller will issue a County warrant in payment. By law, the Auditor-Controller cannot issue a warrant in payment of the approved claim until 90 days following the action taken by the Board.

MAIL COMPLETED FORMS TO:

Don Kent, Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502-2205

Attention: Excess Proceeds