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

ITEM: 19.16
(ID # 11099)
MEETING DATE:
Tuesday, April 07, 2020

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Petition for Rescission of Tax Deed to Purchaser of Tax-Defaulted Property, Sale No. Tax Sale 214 Item No. 406, Tax Sale Date June 04, 2019 for PIN 389-443-010; 1st District. [$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1.) Hold a public hearing under the provisions of Section 3725 and 3731 of the Revenue and Taxation Code, relative to the Petition of Salvador Z. Muro, Estefana Muro and Rocio Muro to rescind the Tax Deed resulting from the tax sale of parcel identification number 389-443-010 in the City of Lake Elsinore (the "Subject Property").
2.) At the conclusion of the public hearing, find that the tax sale was lawful; that the Petition lacks merit; and deny the Petition.
3.) Direct the Treasurer-Tax Collector to provide written notice of the Board's decision to the Petitioner and the Tax Deed Purchaser.

ACTION:Policy

Matthew Jennings, Assistant Treasurer-Tax Collector 3/12/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington 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:	April 7, 2020
xc:	Treasurer

Kecia R. 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	$0	$0	$0	$0
NET COUNTY COST	$0	$0	$0	$0
SOURCE OF FUNDS:			Budget Adjustment: N/A	
			For Fiscal Year: 19/20	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Sections 3725 and 3731 of the Revenue and Taxation Code provide that the Board of Supervisors is to hold a public hearing regarding the possible rescission of Tax Deed, when the prior owner to the property sold at tax sale files a timely petition for rescission. Petitioners Salvador Z. Muro, Estefana Muro and Rocio Muro ("Petitioners") are the prior owners of the Subject Property and timely filed such a petition. (The Petition is attached.)

Upon conclusion of a properly noticed public hearing, the Board of Supervisors may rescind a tax deed, if the Board determines that the property should not have been sold. Notice of the hearing on the Petition was properly given to the appropriate interested parties as required by law.

The property taxes on the Subject Property became delinquent as of tax year 2011-2012.

The Subject Property was sold to Fernando Maldonado and Angie Maldonado, as community property with rights of survivorship, pursuant to Division 1, Part 6, Chapter 7 of the California Revenue and Taxation Code. Chapter 7 authorizes the County to sell tax-defaulted property that has become five years or more defaulted through public auction. The tax collector shall have the power to sell and shall attempt to sell in accordance with Section 3692 all or any portion of tax-defaulted property that has not been redeemed.

Chapter 7 Tax Sales must be approved by the Board of Supervisors and notification must be sent to the State Controller's office. The Board of Supervisors approved the tax sale on February 5, 2019 and the State Controller was notified.

The tax sale became effective as of May 30, 2019, when the last assessees, Salvador Z. Muro, Estefana Muro and Rocio Muro, failed to pay the delinquent taxes and redeem the Subject Property. A Tax Deed for the Subject Property was issued to Fernando Maldonado and Angie Maldonado, as community property with rights of survivorship in exchange for $290,100.00, the minimum purchase price required by Chapter 7. This Tax Deed was subsequently recorded on August 13, 2019.

Petitioners allege that the Petitioners were not aware their property was on the tax sale due to the lack of knowledge and language barrier.

Section 3365 of the Revenue and Taxation Code requires the Tax Collector to mail the Notice of Power to Sell Tax Defaulted Property to the last assessee(s) of the tax-defaulted property at his or her last known address.

Contrary to Petitioners' allegations, the official records of the Tax Collector disclose that the Tax Collector mailed the Notice of Power to Sell Tax-Defaulted Property by certified mail on or about June 2, 2017 to the last assessees, Muro, Salvador Z. & Estefana & Rocio at the 16383 Orange Blossom Way, Lake Elsinore, CA 92530 address, and the notice was delivered on June 5, 2017.

The official records of the Tax Collector disclose that, on or about April 4, 2019, the Tax Collector mailed the Notice of Sale of Tax-Defaulted Property, by certified mail, to the last assessees, Muro, Salvador Z. & Estefana & Rocio at the 16383 Orange Blossom Way, Lake Elsinore, CA 92530 address, and the notice was delivered on April 8, 2019.

The official records of the Tax Collector disclose that, on or about April 29, 2019, the Tax Collector served the Notice of Personal Contact for Sale of Tax-Defaulted Property, in person, to the last assessees, Muro, Salvador Z. & Estefana & Rocio at the 16383 Orange Blossom Way, Lake Elsinore, CA 92530, which was signed by Rocio Muro Mendoza on April 29, 2019. During the contact, our Tax Enforcement Investigator states that he had a conversation with one of the last assessees, explained what the notice was for and how to redeem. Our investigator, further states that the entire conversation was in Spanish.

Consequently, the Tax Collector properly and timely provided the last assessees all legally required notice of the tax sale. The notice provided by the Tax Collector meets or exceeds all statutory and constitutional notice requirements.

The Tax Collector had lawful authority to sell the Subject Property pursuant to Chapter 7 when Petitioners failed to pay the delinquent taxes prior to the termination of the redemption period. Therefore, the tax sale was lawful and proper; and Petitioners failed to meet their burden of proof that the tax sale should not have occurred.

Consequently, the Petition lacks merit, and the Board of Supervisors should deny the Petition.

Impact on Citizens and Businesses
There is no impact on Residents and Businesses

ATTACHMENTS (if any, in this order):

ATTACHMENT A: Petition to Rescind Tax Sale Property

ATTACHMENT B: Tax Deed to Purchaser of Tax-Defaulted Property
ATTACHMENT C: Declaration of Sandy Finley

Gregory P. Priamos, Director County Counsel 2/19/2020

BOARD OF SUPERVISORS
PETITION TO RESCIND TAX SALE OF PROPERTY

(Pursuant to California Revenue and Taxation Codes 3725 and 3731)

Petitions to rescind tax sales must be filed with the Clerk of the Board of Supervisors within one year of the execution of the Tax Collector's deed. Failure to complete this application in its entirety may result in the rejection and/or denial of the petition.

Petitions will be reviewed for content and the applicant will be contacted regarding a date to appear before the Board of Supervisors.

Prior to submitting this form to the Board of Supervisors for a board hearing, please contact the office of the Treasurer Tax-Collector directly to discuss the petition to rescind the tax sale. Please contact: Melissa Johnson, Chief Deputy Treasurer-Tax Collector, at 951-9553949 or Sandy Finley, Deputy Treasurer Tax Collector, at 951-955-3953.

Applicant Information

Please type or print *legibly*

Applicant Name: ~~Rocio~~ Muro, Salvador Z & Estefana & Rocio

Mailing Address/P.O. Box: 16383 Orange Blossom Way

City: Lake Elsinore State: CA Zip Code:

Daytime Phone: Cell Phone (209) 201-5206

Email Address: Rcallbabe83@Hotmail.com

Property Information

Street Address of Sold Property: 16383 Orange Blossom Way

City: Lake Elsinore Zip Code: 92530

Parcel Number: 389443010-8 Tax Sale Date: 07/04/2019

Reason to Rescind Sale Please see attach

Please provide as much detail as possible. You may attach additional pages of narrative as needed. Please attach any documents that support your position.

Dear Board Of Supervisors I have Submitted this Petition in regards to the property on orange Blossom way Parcell # 389443010-8 The reason I am asking to Concederate the rescind Sale of this home is because this was my parents only retirment home. It is fixed and set for them its handycap ready for my father whom has health issues. Due to hardship and lack of acknoledgment and language barrier in

Applicant Signature: _____ Date: 09/04/19

Submit by mail:
Riverside County Clerk of the Board of Supervisors
P.O. Box 1147
Riverside, CA 92502

In person:
Riverside County Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, Room 127
Riverside, CA 92051
951-955-1061

communication they werent aware of the situation on the property tax sale. I am asking to please reconsider this as we are trying to do our best to try in get their home back as this has really taken a toll on my fathers health. we have no other home or relatives here my husband had surgery a month ago and is on disability. If their is proofs or records you need we are willing to get them for you.

Thank you for your time

Rocio Mendoza

COC misc

BOARD OF SUPERVISORS
PETITION TO RESCIND TAX SALE OF PROPERTY

(Pursuant to California Revenue and Taxation Codes 3725 and 3731)

Petitions to rescind tax sales must be filed with the Clerk of the Board of Supervisors within one year of the execution of the Tax Collector's deed. Failure to complete this application in its entirety may result in the rejection and/or denial of the petition.

Petitions will be reviewed for content and the applicant will be contacted regarding a date to appear before the Board of Supervisors.

Prior to submitting this form to the Board of Supervisors for a board hearing, please contact the office of the Treasurer Tax-Collector directly to discuss the petition to rescind the tax sale. Please contact: Melissa Johnson, Chief Deputy Treasurer-Tax Collector, at 951-9553949 or Sandy Finley, Deputy Treasurer Tax Collector, at 951-955-3953.

Applicant Information

Please type or print *legibly*

Applicant Name: Muro, Salvador Z & Estefana

Mailing Address/P.O. Box: 16383 Orange Blossom Way

City: Lake Elsinore | State: CA | Zip Code: 92530

Daytime Phone: | Cell Phone: (209) 201-5266

Email Address:

Property Information

Street Address of Sold Property: 16383 Orange Blossom Way

City: Lake Elsinore | Zip Code: 92530

Parcel Number: 389443010-8 | Tax Sale Date: 07/04/2019

Reason to Rescind Sale ver atras

Please provide as much detail as possible. You may attach additional pages of narrative as needed. Please attach any documents that support your position.

Yo Estestefana muro de edad de 73 años y Salvador muro de edad de 76 años. Residentes del condado de Riverside Estamos Pidiendo Que Puedan Considerar en rescindir la venta de nuestra Casa. Esta Casa a sido nuestra unica Casa de retiramiento Que con trabajo Compramos. Por Causa de Privacion y por barrera de lenguage no entendimos lo que Pasaba con nuestra Propiedad. Los avisos Que trajo un Señor mayor eran en ingles

Applicant Signature: Estefana Muro Date: 09/04/19

Submit by mail:
Riverside County Clerk of the Board of Supervisors
P.O. Box 1147
Riverside, CA 92502

In person:
Riverside County Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, Room 127
Riverside, CA 92051
951-955-1061

(2of3)
2019-9-144505

REQUESTED BY AND MAIL TO:
TREASURER-TAX COLLECTOR
STOP 1110
JON CHRISTENSEN TAX COLLECTOR
4080 LEMON ST-4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

FERNANDO MALDONADO & ANGIE MALDONADO
14606 NORWALK BLVD
NORWALK, CA 90650

2019-0307566
08/13/2019 11:38 AM Fee: $ 17.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

149					R	A	Exam:	277	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
SIZE	NCOR	SMF	NCHG	T:		NO SMF			

TRA 005-034
Doc. Trans. Tax - computed on full value of property conveyed $ 319.55

Jon Christensen, Tax Collector
Marissa Mendoza
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2011-2012
and for nonpayment were duly declared to be in default 2012-389443010-0000
Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and **FERNANDO MALDONADO & ANGIE MALDONADO, AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP** ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on JUNE 4, 2019 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of $290,100.00.

NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to MURO, SALVADOR Z & ESTEFANA & ROCIO, described as follows:

Assessor's Parcel Number 389443010-8

IN THE CITY OF LAKE ELSINORE

See Page 2 Entitled Legal Description

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 Riverside

Executed on JUNE 4, 2019

By _____

On July 12, 2019, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Jon Christensen,Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.
Peter Aldana, Assessor, Clerk Recorder

By: _____ Deputy

Seal

COUNTY CLERK, RIVERSIDE COUNTY ★ CALIFORNIA ★

§§3708 & 3804 R&T Code

TDL 8-19 (6-97)

LEGAL DESCRIPTION

LOT 10 IN AMENDED TRACT 24856, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 235, PAGES 92 THROUGH 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GREGORY P. PRIAMOS, County Counsel SBN 123446
SYNTHIA GUNZEL, SBN 163919
MICHAEL THOMAS, SBN 259626
Riverside County Counsel
3960 Orange Street, Ste. 500
Riverside, CA 92501
Telephone: (951) 955-6300
Attorneys for Riverside County Treasurer-Tax Collector

BOARD OF SUPERVISORS

OF THE COUNTY OF RIVERSIDE

In re: PETITION OF ROCIO MENDOZA TO RESCIND TAX DEED	DECLARATION OF SANDY FINLEY IN OPPOSITION TO PETITION
	[APN: 389-443-010-8]
	1st District

I, Sandy Finley, Chief Deputy Treasurer-Tax Collector for the County of Riverside, hereby affirm and declare that I have reviewed the official records, reports, and files of the Riverside County Treasurer-Tax Collector (the "Tax Collector") which were made by department personnel within the scope of their duties at or near the time of the recorded acts, conditions, and events for the purpose of officially recording said acts and that the facts set forth below are personally known to me or known to me pursuant to such records review and, if called as a witness, I could and would competently testify thereto under oath:

1. The property taxes on the land described as Assessor's Parcel Number 389-443-010-8 and located at 16383 Orange Blossom Way in the city of Lake Elsinore (the "Subject Property") became delinquent in fiscal year 2011-2012.

2. The delinquent taxes on the Subject Property went unpaid for the five-year statutory period. At that time, the Subject Property became subject to the Tax Collector's power to sell.

3. On June 2, 2017, the Tax Collector mailed a Notice of Impending Power to Sell Tax-Defaulted Property to the last known assessees of the Subject Property via USPS Certified Mail. A true and correct copy of that notice and the record of delivery are attached hereto as Exhibit A.

4. On August 11, 2017, the Tax Collector recorded a Notice of Power to Sell Tax-Defaulted Property against the Subject Property in the official records of the Riverside County Assessor-County Clerk-Recorder as Document Number 2017-0332083. A true and correct copy of the recorded notice is

attached hereto as Exhibit B.

5. On February 5, 2019, the Riverside County Board of Supervisors approved the tax sale of the Subject Property, among others, by passing agenda item number 3.20 at a regularly scheduled public meeting held on that date.

6. On April 4, 2019, the Tax Collector mailed a Notice of Sale of Tax-Defaulted Property to the last known assessees of the Subject Property via USPS Certified Mail. A true and correct copy of that notice and the record of delivery are attached hereto as Exhibit C.

7. On April 29, 2019, a deputy for the Tax Collector personally served a Notice of Personal Contact for Sale of Tax-Defaulted Property on the last known assessees at the location of the Subject Property. Rocio Muro Mendoza, one of the last known assessees, received and signed for that notice. A true and correct copy of the signed notice is attached hereto as Exhibit D.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 11th day of February, 2020 in Riverside, California.

SANDY FINLEY
Chief Deputy Treasurer-Tax Collector

EXHIBIT A

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: ttc@rivco.org

7114 7344 2820 2879 0076

MURO, SALVADOR Z & ESTEFANA & ROCIO
16383 ORANGE BLOSSOM WAY
LAKE ELSINORE CA 92530

June 2, 2017

RE: ASSESSMENT NUMBER: 389443010-8

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

Pursuant to law, notice is hereby given that at 12:01 a.m. PT on July 1, 2017, the real property described herein will become subject to the Tax Collector's Power to Sell. Unless the property is redeemed or an Installment Payment Plan is initiated prior to 5:00 p.m. PT on June 30, 2017, (or the next business day if the delinquent date falls on a Saturday, Sunday or legal holiday) five or more years will have elapsed from the date the property became tax-defaulted and it will become subject to sale.

Once the property is subject to sale on July 1, 2017, the right of redemption will terminate by law at 5:00 p.m. PT on the last business day prior to the date of sale. If this property is not redeemed and is sold at a tax sale, you may have the right to claim proceeds of the sale that are in excess of the liens and costs to be satisfied from the proceeds.

The property that is subject to the Tax Collector's Power of Sale is located in the County of Riverside, State of California, and is described as follows:

DEFAULTED IN THE YEAR: 2011-2012
2012-389443010-0000
IN THE CITY OF LAKE ELSINORE
TAX RATE AREA: 005-034
DESCRIPTION: 389443010-8
STREET ADDRESS: 16383 ORANGE BLOSSOM WAY LAKE ELSINORE 92530
LAST ASSESSED TO: MURO, SALVADOR Z & ESTEFANA & ROCIO

If unable to pay the full redemption amount (i.e. unpaid taxes for all delinquent years plus penalties and charges), you may start an Installment Payment Plan. To pay in full or to start an Installment Payment Plan, visit our website at www.countytreasurer.org and pay on-line by either credit/debit card or by electronic check. You may also pay the full redemption amount with a credit/debit card over our automated telephone system at 951-955-3900. A convenience fee will be added for all credit/debit card payments. Payment by check for an Installment Payment Plan or for full redemption are accepted at any of our office locations (Riverside, Temecula or Palm Desert) or you may send by mail to the address listed on the top left corner of this letter. Please make checks payable to Riverside County Treasurer-Tax Collector and include your assessment number. **PAYMENTS BEING MADE BY CASH WILL ONLY BE ACCEPTED AT THE RIVERSIDE LOCATION. PLEASE DO NOT SEND CASH THROUGH THE MAIL.**

Dated June 2, 2017

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

ASSESSMENT NUMBER: 389443010-8

AMOUNT REQUIRED TO REDEEM
$19,420.35

IF PAID ON OR BEFORE 5 P.M. ON
June 30, 2017

Certified Mail Tracking

Track another [ ] track it

Tracking ID: 7114 7344 2820 2879 0076

Job: ADDASSIPP (#1225733)

To: MURO, SALVADOR Z & ESTEFANA & ROCIO

1. DELIVERED LEFT WITH INDIVIDUAL, June 05, 2017 04:23 pm, LAKE ELSINORE,CA, 92530
2. PROCESSED THROUGH USPS FACILITY, June 04, 2017 01:19 am, MORENO VALLEY,CA, 92553
3. DEPART USPS FACILITY, June 03, 2017 08:42 pm, SAN BERNARDINO,CA, 92403
4. PROCESSED THROUGH USPS FACILITY, June 03, 2017 02:50 pm, SAN BERNARDINO,CA, 92403
5. DEPART USPS FACILITY, June 03, 2017 07:33 am, PHOENIX,AZ, 85026
6. PROCESSED THROUGH USPS FACILITY, June 02, 2017 11:20 pm, PHOENIX,AZ, 85026
7. ORIGIN ACCEPTANCE, June 02, 2017 10:05 pm, PHOENIX,AZ, 85026
8. PRE-SHIPMENT INFO SENT USPS AWAITS ITEM, June 02, 2017 06:21 pm, PHOENIX,AZ, 85026

The source of all Certified Mail tracking information comes from the USPS and is verifiable at USPS.com. For questions about the reliability of this information, contact LetterStream at 1-888-501-5288.

print

EXHIBIT B

TREASURER-TAX COLLECTOR
STOP 1110

DON KENT
TAX COLLECTOR
4080 LEMON ST - 4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

2017-0332083

08/11/2017 11:45 AM Fee: $ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

					R	A	Exam:		914
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

00198 SOUTHWEST EDITION

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2012 for the nonpayment of delinquent taxes in the amount of $2,305.70 for the fiscal year 2011-2012, Default Number 2012-389443010-0000.

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to: MURO, SALVADOR Z & ESTEFANA & ROCIO and is situated in said county, State of California, described as follows:

Assessor's Parcel Number 389443010-8

SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

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 Executed on
RIVERSIDE County JULY 1, 2017 By _____
Tax Collector

On 07/18/2017, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Don Kent,Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.
Peter Aldana, Assessor, Clerk Recorder

By: _____ Seal
Deputy

COUNTY CLERK, RIVERSIDE COUNTY ★ CALIFORNIA ★

§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

389443010-8

LEGAL DESCRIPTION

IN THE CITY OF LAKE ELSINORE

LOT 10 IN AMENDED TRACT 24856, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 235, PAGES 92 THROUGH 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Non-Order Search
Doc: RV:2017 00332083

EXHIBIT C

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

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

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

USPS CERTIFIED MAIL

9214 8901 4298 0448 1740 74

MURO, SALVADOR Z & ESTEFANA & ROCIO
16383 ORANGE BLOSSOM WAY
LAKE ELSINORE CA 92530

April 4, 2019

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:**

IN THE CITY OF LAKE ELSINORE
16383 ORANGE BLOSSOM WAY LAKE ELSINORE 92530
ASSESSMENT NUMBER: 389443010-8
LAST ASSESSED TO: MURO, SALVADOR Z & ESTEFANA & ROCIO

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, May 29, 2019, this property will be offered for sale to the highest bidder at www.Bid4Assets.com/Riverside beginning Thursday, May 30, 2019 at 08:00 am PT and ending Tuesday, June 4, 2019 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 first must register with Bid4Assets, Inc at www.Bid4Assets.com/Riverside by Tuesday, May 28, 2019.

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 Treasurer-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 credit/debit card or cashier's check you may visit one of our office locations (Riverside, Temecula, or Palm Desert). You may also send payment by cashier's check 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. Money orders, personal checks and business checks will NOT be accepted as a form of payment for an item on taxsale.

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.

Jon Christensen, 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: 214 ITEM#: 406 ASSESSMENT NUMBER: 389443010-8

AMOUNT REQUIRED TO REDEEM	IF PAID DURING	AND BEFORE 5P.M. PT ON
$34,021.09	April 2019	April 30, 2019
$34,286.77	May 2019	May 29, 2019

Certified Mail Tracking

Track another [ ] track it

Tracking ID: 9214890142980448174074

Job: TC214REG (#1951728)

To: MURO, SALVADOR Z & ESTEFANA & ROCIO

1. **DELIVERED LEFT WITH INDIVIDUAL, April 08, 2019 05:24 pm, LAKE ELSINORE,CA, 92530
2. **PROCESSED THROUGH USPS FACILITY, April 07, 2019 02:17 pm, MORENO VALLEY,CA, 92553
3. **PROCESSED THROUGH USPS FACILITY, April 06, 2019 03:37 pm, SAN BERNARDINO,CA, 92403
4. **DEPART USPS FACILITY, April 05, 2019 10:14 pm, PHOENIX,AZ, 85026
5. **PROCESSED THROUGH USPS FACILITY, April 05, 2019 09:07 pm, PHOENIX,AZ, 85026
6. **ORIGIN ACCEPTANCE, April 05, 2019 07:52 pm, PHOENIX,AZ, 85026
7. **SHIPMENT RECEIVED ACCEPTANCE PENDING, April 04, 2019 10:10 pm, PHOENIX,AZ, 85026
8. **PRE-SHIPMENT INFO SENT USPS AWAITS ITEM, April 04, 2019 07:18 pm, PHOENIX,AZ, 85026

The source of all Certified Mail tracking information comes from the USPS and is verifiable at USPS.com. For questions about the reliability of this information, contact LetterStream at 1-888-501-5288.

print

EXHIBIT D

County Administrative Center- 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900 (877) 748-2689
(951) 955-3990 - Fax

E-mail: rcttc@rivco.org
www.countytreasurer.org

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

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

COUNTY OF RIVERSIDE
TREASURER AND TAX COLLECTOR

NOTICE OF PERSONAL CONTACT
FOR SALE OF TAX-DEFAULTED PROPERTY

APRIL 18, 2019

Item Number: 406
Assessor's Parcel Number: 389443010-8
Assessee: MURO, SALVADOR Z & ESTEFANA & ROCIO
Default Number: 2012-389443010-0000
Address: 16383 ORANGE BLOSSOM WAY LAKE ELSINORE 92530

Notice is hereby given by the Office of the Treasurer-Tax Collector of Riverside County that five or more years have elapsed since the duly assessed and legally levied taxes on your property were declared in default. Your property is now subject to sale for nonpayment of taxes unless the total amount to redeem the property is paid to the Treasurer-Tax Collector of this county on or before 5:00 p.m. PT on May 29, 2019. 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 (no money orders, personal or business checks will be accepted) 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.**

NOTE: Your right of redemption will terminate at the close of business (5:00 o'clock p.m. PT) on the last business day prior to the date the sale begins. Date of Sale: MAY 30, 2019

Since you are listed as the assessee and the owner/occupant of this property, the Treasurer-Tax Collector is required by Section 3704.7 of the Revenue and Taxation Code to make a reasonable effort to contact you in person to inform you of your right of redemption. Tax-defaulted property may be redeemed by paying all the unpaid taxes and assessments together with additional penalties and fees. If you fail to redeem, your property will be offered for sale. If sold, you have the right to claim excess proceeds according to Section 4675 of the Revenue and Taxation Code.

In the event you decide to redeem the Treasurer-Tax Collector may add to the amount of redemption, an additional cost for making this personal contact in an amount not to exceed two hundred twenty nine dollars and thirty-four cents. ($229.34). If applicable, this amount is included in the redemption amounts listed below.

AMOUNT REQUIRED TO REDEEM	IF PAID DURING	AND BEFORE 5 P.M. PT ON
$34,250.43	APRIL 2019	APRIL 30, 2019
$34,516.11	MAY 2019	MAY 29, 2019

I declare under penalty of perjury that the foregoing is true and correct and that I, as Tax Collector/Deputy for the Treasurer- Tax Collector's Office, have contacted/attempted to contact personally the owner/occupant of the property described above,

on this date: 4/29/19

Signed: _____
Tax Collector/Deputy for the Tax Collector's Office

Copy of Above Notice Served To:

Rocio Muro Mendoza
(Print Name)

(Signature)

If you have any questions, please call:

Paola Vertiz
(951) 955-3264