

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



ITEM: 19.3
(ID # 9904)

MEETING DATE:

Tuesday, September 29, 2020

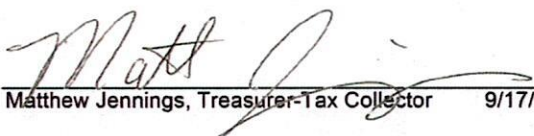
FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item 125. Last assessed to: Kathleen Keera Calahan, a single woman as her sole and separate property. District 5. [\$261,444- Fund 65595 Excess Proceeds from Tax Sale 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from The Oasis Community Association through its management company FirstService Residential for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 340274012-3;
2. Approve the claim from JT Legal Group, APC, agent for Kathleen Keera Calahan, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 340274012-3;
3. Authorize and direct the Auditor-Controller to issue a warrant to The Oasis Community Association through its management company FirstService Residential in the amount of \$3,275.80 and JT Legal Group, APC, agent for Kathleen Keera Calahan in the amount of \$258,169.05, 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.

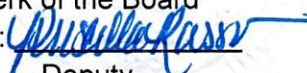
ACTION: Policy


Matthew Jennings, Treasurer-Tax Collector 9/17/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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: September 29, 2020
xc: Treasurer, Auditor

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	\$261,444	\$ 0	\$261,444	\$ 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:	20/21

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 Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claim from The Oasis Community Association through its management company FirstService Residential based on a Notice of Delinquent Assessment recorded October 01, 2015 as Instrument No. 2015-0436416.
2. Claim from JT Legal Group, APC, agent for Kathleen Keera Calahan based on a Grant Deed recorded February 07, 2008 as Instrument No. 2008-0061409.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that The Oasis Community Association through its management company FirstService Residential be awarded excess proceeds in the amount of \$3,275.80 and JT Legal Group, APC, agent for Kathleen Keera Calahan be awarded excess proceeds in the amount of \$258,169.05. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to claimants by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to a lienholder and the last assessee of the property.

ATTACHMENTS (if any, in this order):

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

ATTACHMENT A. Claim Oasis

ATTACHMENT B. Claim Calahan


Stephanie P., Principal Management Analyst 9/22/2020


Gregory V. Priamos, Director County Counsel 9/17/2020

RECEIVED

2018 AUG 22 AM 7:54

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 125 Assessment Number: 340274012-3

Assessee: CALAHAN, KATHLEEN KEERA

Situs: 29410 WARMSPRINGS DR MENIFEE 92584

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 \$201,444.85 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. 2008-0016409 recorded on Oct 30 2007. 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 (total 4 pages)

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 17 day of August, 2016 at San Diego, California
County, State

K. Calahan
Signature of Claimant

Signature of Claimant

Kathleen Keera Calahan
Print Name

Print Name

801 N. Brand Blvd., Suite 1130
Street Address

Street Address

Glendale, CA 91203
City, State, Zip

City, State, Zip

(818) 745-1941
Phone Number

Phone Number



AUTHORIZATION FORM

Claimant's Name: Kathleen Keera Calahan
Assessment Number: 340274012-3
Property Address: 29410 Warm Springs Drive, Menifee, California 92584

I **Kathleen Keera Calahan**, hereby authorize JT LEGAL GROUP, APC, its associates, agents, and/or representatives, to act as my representative in litigation, negotiation, communication, and settlement(s) discussions with County of Riverside Treasurer Office in regards to the surplus funds for the property address referenced above.

This authorization is to remain in effect until the resolution of the above referenced surplus funds matter, unless written notification stating otherwise is provided.

Date: August 17, 2018

Client Signature: K. Calahan

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Marie Cloth
Atkinson, Andelson, Loya, Ruud & Romo
17871 Park Plaza Drive
Cerritos, California 90703

DOC # 2008-0061409
02/07/2008 08:00A Fee:16.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



MAIL TAX STATEMENTS TO:

Kathleen Keera Calahan
29410 Warm Springs Drive
Menifee, CA 92584

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			4						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	E-GRAM
					T.		CTY	UNI	

880540284-32
TRA: 054-032

(Space Above For Recorder's Use)

680
1

GRANT DEED

DOCUMENTARY TRANSFER TAX AT \$ -0-. "This is a bonafide gift and the grantor received nothing in return, R & T 11911."

Marie A. Calahan

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Carl M. Heim III, trustee of the Larelda Stutsman Trust established September 21, 1990 ("Grantor"), hereby grants to Kathleen Keera Calahan, a single woman as her sole and separate property ("Grantee"), all that real property situated in the City of Menifee, County of Riverside, State of California described as follows:

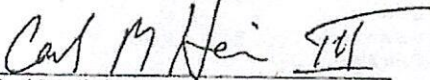
See Exhibit A Attached, Consisting of ^{ONE (1)} ~~Two (2)~~ Pages, Incorporated Herein.

APN: 340-274-012 (prior APN was 334-706-014-4)
Commonly known as: 29410 Warm Springs Drive, Menifee, California 92584

30th IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of the day of OCTOBER, 2007.

SIGNATURE FOLLOWS ON NEXT PAGE

LARELDA STUTSMAN TRUST
ESTABLISHED SEPTEMBER 21, 1990

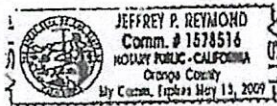

Carl M. Heim III, Trustee

APN: 340-274-012 (prior APN was 334-706-014-4)
Commonly known as: 29410 Warm Springs Drive, Menifee, California 92584

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On October 30, 2007 before me, Jeffrey P. Raymond, a Notary Public, personally appeared Carl M. Heim III, 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.



Jeffrey P. Raymond
SIGNATURE OF NOTARY

(SEAL)

EXHIBIT A

PARCEL NO. 1:

LOT 12 (THE "LOT") OF TRACT NO. 25275-1, AS SHOWN ON A SUBDIVISION MAP (THE "MAP") RECORDED ON AUGUST 2, 2001, IN BOOK 306, PAGES 90 TO 93, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

EXCEPTING AND RESERVING THEREFROM TO GRANTOR, AND ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, ALL EASEMENTS AND RIGHTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, DRAINAGE, SUPPORT, AND FOR OTHER PURPOSES, RESERVED TO GRANTOR UNDER THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE OASIS, RECORDED ON MAY 20, 1999, AS INSTRUMENT NO. 220585, AS AMENDED BY A FIRST AMENDMENT THERETO RECORDED ON SEPTEMBER 17, 1999, AS INSTRUMENT NO. 1999-418577, IN OFFICIAL RECORDS, AS MAY BE FURTHER AMENDED OR RESTATED (COLLECTIVELY, THE "MASTER DECLARATION"), AND THAT CERTAIN AMENDED AND RESTATED SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE OASIS, RECORDED ON DECEMBER 7, 2001 AS INSTRUMENT NO. 610462, AS MAY BE FURTHER AMENDED OR RESTATED (THE "SUPPLEMENTAL DECLARATION"), ALL IN THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, DRAINAGE, MAINTENANCE, REPAIRS, AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE MASTER DECLARATION AND THE SUPPLEMENTAL DECLARATION.

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 SEP -6 PM 2: 14

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

TC 207 Item 125 Assessment Number: 340274012-3

Assessee: CALAHAN, KATHLEEN KEERA

Situs: 29410 WARMSPRINGS DR MENIFEE 92584

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 \$ 3,275.80 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. 2015-0436416; recorded on 10/1/2015. 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 31 day of August, 2016 at Orange, CA
County, State

Andrea Turner
Signature of Claimant

Signature of Claimant

Andrea Turner
Print Name

Print Name

15241 Laguna Canyon Rd
Street Address

Street Address

Irvine, CA 92618
City, State, Zip

City, State, Zip

949-448-6278
Phone Number

Phone Number

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

THE OASIS COMMUNITY ASSOCIATION
C/O ASSESSMENT MANAGEMENT SERVICES
15241 LAGUNA CANYON ROAD
IRVINE, CA 92618

2015-0436416

10/01/2015 02:05 PM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

OA-SIS 0937-01 NOTICE OF DELINQUENT ASSESSMENT

In accordance with California Civil Code section 5650 and 5660, and Article VI of the Declaration of Restrictions, and any amendment or supplement thereto, recorded on May 20, 1999 as Instrument No. 99-220585 of Official Records of Riverside County, California, and effective on the date of recordation of this notice, **THE OASIS COMMUNITY ASSOCIATION** has a lien on the property described below in Paragraph 1, in the amount listed in Paragraph 3.

1. The property against which the lien is imposed is commonly referred to as: APN # 340-274-012 located at 29410 Warm Springs Drive, Menifee, CA 92584, and more particularly described as: Lot 12 of Tract No. 25275-1, as shown on a Subdivision Map recorded in Book 306, Pages 90 to 93 inclusive of Maps, recorded in the office of the County Recorder of Riverside County.
2. The owner(s) of record of the property described in Paragraph 1 is (are): **KATHLEEN KEERA CALAHAN**, a single woman as her sole and separate property
3. The amount due under this assessment lien is: \$ 1,475.00

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

and such future sums which may accrue under the terms of the CC&R's.

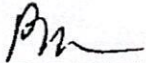
4. The name and address of the trustee authorized to enforce the lien is ASAP Collection Services, 331 Piercy Rd., San Jose, CA 95138.

Date: September 22, 2014

Board of Directors of:
THE OASIS COMMUNITY ASSOCIATION

By:
ASSESSMENT MANAGEMENT SERVICES
Agent for Homeowners Association

By: _____



PATRICIA MOORE

AMS MANAGER

Notice to Recipient:

Acceptance of any payments from the date of this Notice of Delinquent Assessment is totally and completely **WITHOUT PREJUDICE** to any rights of the Association, to collect the balance of assessments, late charges, interest and collection costs for which you are responsible.

Our office has proceeded with recording a lien against this property for the collection of delinquent assessments.

Be advised that your account may be referred to an attorney for additional collection efforts.

This communication is made for the purpose of collecting a debt and any information obtained may be used for the purpose of collecting the debt. The creditor to whom the debt is owed is your homeowners association.

OASIS COMMUNITY ASSOC

01/01/1900 to: 08/31/2016

ASSOC: OA-SIS OASIS COMMUNITY
 c/o FirstService Residential
 MENIFEE, CA 92584

Management Co: FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

Resident	Type	Date	CC Description	Check No	Amount	Balance
0937 01 12			App# 506153		Beg Bal	0.00
KATHLEEN CALAHAN						
29410 WARMSPRINGS Dr	Chg	11/01/2011	01 ASSESSMENT		175.00	175.00
MENIFEE CA 92584	Chg	12/01/2011	01 ASSESSMENT		175.00	350.00
	Pay	12/28/2011	Lckbx Pmt 00001384		-175.00	175.00
	Chg	01/01/2012	01 ASSESSMENT		175.00	350.00
	Chg	01/05/2012	IT CRDT INTEREST		1.75	351.75
	Chg	01/05/2012	IT IT PAST DUE BALANCE		1.75	353.50
	Cr	01/05/2012	IT CRDT INTEREST		-1.75	351.75
	Cr	01/05/2012	IT CRDT INTEREST		-1.75	350.00
	Pay	01/15/2012	Lckbx Pmt 00001385		-175.00	175.00
	Chg	02/01/2012	01 ASSESSMENT		175.00	350.00
	Chg	02/06/2012	IT IT PAST DUE BALANCE		1.75	351.75
	Chg	02/15/2012	LF LATE FEE		10.00	361.75
	Pay	02/22/2012	Lckbx Pmt 00001386		-175.00	186.75
	Chg	03/01/2012	01 ASSESSMENT		175.00	361.75
	Chg	03/06/2012	IT IT PAST DUE BALANCE		1.75	363.50
	Chg	03/15/2012	LR LATE FEE		10.00	373.50
	Pay	03/15/2012	Lckbx Pmt 00001387		-175.00	198.50
	Pay	03/22/2012	e-payment 888888		-175.00	23.50
	Chg	04/01/2012	01 ASSESSMENT		175.00	198.50
	Chg	04/04/2012	IT IT PAST DUE BALANCE		0.10	198.60
	Cr	04/09/2012	IT CREDIT INTEREST		-3.60	195.00
	Cr	04/09/2012	LF CREDIT LATE FEE		-10.00	185.00
	Cr	04/09/2012	LR CREDIT LATE REMINDER		-10.00	175.00
	Pay	04/10/2012	Lckbx Pmt 00001388		-175.00	0.00
	Chg	05/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	05/15/2012	Lckbx Pmt 00001390		-175.00	0.00
	Chg	06/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	06/14/2012	Lckbx Pmt 00001391		-175.00	0.00
	Chg	07/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	07/15/2012	Lckbx Pmt 00001392		-175.00	0.00
	Chg	08/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	08/15/2012	Lckbx Pmt 00001394		-175.00	0.00
	Chg	09/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	09/14/2012	Lckbx Pmt 00001397		-175.00	0.00
	Chg	10/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	10/19/2012	Lckbx Pmt 00001398		-175.00	0.00
	Chg	11/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	11/19/2012	Lckbx Pmt 00001233		-175.00	0.00
	Chg	12/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	12/14/2012	Lckbx Pmt 00001060		-175.00	0.00
	Chg	01/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	01/15/2013	Lckbx Pmt 00001000		-175.00	0.00
	Chg	02/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	02/13/2013	Lckbx Pmt 00001101		-175.00	0.00
	Chg	03/01/2013	01 ASSESSMENT		175.00	175.00

OASIS COMMUNITY ASSOC

01/01/1900 to: 08/31/2016

ASSOC: OA-SIS OASIS COMMUNITY
 c/o FirstService Residential
 MENIFEE, CA 92584

Management Co: FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

Resident	Type	Date	CC Description	Check No	Amount	Balance
	Pay	03/13/2013	Lckbx Pmt	00001105	-175.00	0.00
	Chg	04/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	04/15/2013	Lckbx Pmt	00001108	-175.00	0.00
	Chg	05/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	05/08/2013	Lckbx Pmt	00001115	-175.00	0.00
	Chg	06/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	06/15/2013	Lckbx Pmt	00001116	-175.00	0.00
	Chg	07/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	07/15/2013	Lckbx Pmt	00001121	-175.00	0.00
	Chg	08/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	08/13/2013	Lckbx Pmt	00001125	-175.00	0.00
	Chg	09/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	09/09/2013	Lckbx Pmt	00001126	-175.00	0.00
	Chg	10/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	10/15/2013	Lckbx Pmt	00001132	-175.00	0.00
	Chg	11/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	11/15/2013	Lckbx Pmt	00001135	-175.00	0.00
	Chg	12/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	12/09/2013	Lckbx Pmt	00001140	-175.00	0.00
	Chg	01/01/2014	01 ASSESSMENT		185.00	185.00
	Pay	01/15/2014	Lckbx Pmt	00001146	-185.00	0.00
	Chg	02/01/2014	01 ASSESSMENT		185.00	185.00
	Chg	02/20/2014	LR LATE FEE		10.00	195.00
	Chg	03/01/2014	01 ASSESSMENT		185.00	380.00
	Chg	03/06/2014	IT IT PAST DUE BALANCE		1.85	381.85
	Pay	03/15/2014	e-payment	000000	-185.00	196.85
	Chg	04/01/2014	01 ASSESSMENT		185.00	381.85
	Pay	04/23/2014	Lckbx Pmt	00001154	-205.00	176.85
	Chg	05/01/2014	01 ASSESSMENT		185.00	361.85
	Pay	05/20/2014	Lckbx Pmt	00001158	-205.00	156.85
	Chg	06/01/2014	01 ASSESSMENT		185.00	341.85
	Pay	06/18/2014	Lckbx Pmt	00001164	-205.00	136.85
	Chg	07/01/2014	01 ASSESSMENT		185.00	321.85
	Pay	07/17/2014	Lckbx Pmt	00001165	-205.00	116.85
	Chg	08/01/2014	01 ASSESSMENT		185.00	301.85
	Pay	08/21/2014	Lckbx Pmt	00001171	-205.00	96.85
	Chg	09/01/2014	01 ASSESSMENT		185.00	281.85
	Pay	09/19/2014	Lckbx Pmt	00001176	-205.00	76.85
	Chg	10/01/2014	01 ASSESSMENT		185.00	261.85
	Pay	10/20/2014	Lckbx Pmt	00001180	-205.00	56.85
	Chg	11/01/2014	01 ASSESSMENT		185.00	241.85
	Pay	11/19/2014	Lckbx Pmt	00001183	-205.00	36.85
	Chg	12/01/2014	01 ASSESSMENT		185.00	221.85
	Pay	12/19/2014	Lckbx Pmt	00001188	-205.00	16.85
	Chg	01/01/2015	01 ASSESSMENT		185.00	201.85
	Pay	01/15/2015	Lckbx Pmt	00001194	-201.85	0.00

OASIS COMMUNITY ASSOC

01/01/1900 to: 08/31/2016

ASSOC: OA-SIS OASIS COMMUNITY
 c/o FirstService Residential
 MENIFEE, CA 92584

Management Co: FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

Resident	Type	Date	CC Description	Check No	Amount	Balance
	Chg	02/01/2015	01 ASSESSMENT		185.00	185.00
	Pay	02/17/2015	Lckbx Pmt 00001198		-185.00	0.00
	Chg	03/01/2015	01 ASSESSMENT		185.00	185.00
	Pay	03/23/2015	Lckbx Pmt 00001201		-185.00	0.00
	Chg	04/01/2015	01 ASSESSMENT		185.00	185.00
	Chg	05/01/2015	01 ASSESSMENT		185.00	370.00
	Chg	06/01/2015	01 ASSESSMENT		185.00	555.00
	Pay	06/01/2015	Lckbx Pmt 00001213		-185.00	370.00
	Chg	07/01/2015	01 ASSESSMENT		185.00	555.00
	Chg	07/02/2015	LL LIEN LTR W/ TITLE		200.00	755.00
	Chg	08/01/2015	01 ASSESSMENT		185.00	940.00
	Chg	09/01/2015	01 ASSESSMENT		185.00	1,125.00
	Chg	09/18/2015	LN LIEN		350.00	1,475.00
	Chg	09/20/2015	LR LATE FEE		10.00	1,485.00
	Chg	09/25/2015	NL NOTARY FEE-LIEN		10.00	1,495.00
	Chg	10/01/2015	01 ASSESSMENT		185.00	1,680.00
	Chg	10/06/2015	IT IT PAST DUE BALANCE		11.25	1,691.25
	Chg	10/20/2015	LR LATE FEE		10.00	1,701.25
	Chg	11/01/2015	01 ASSESSMENT		185.00	1,886.25
	Chg	11/05/2015	IT IT PAST DUE BALANCE		16.80	1,903.05
	Chg	11/20/2015	LR LATE FEE		10.00	1,913.05
	Chg	12/01/2015	01 ASSESSMENT		185.00	2,098.05
	Chg	12/04/2015	IT IT PAST DUE BALANCE		18.75	2,116.80
	Chg	12/20/2015	LR LATE FEE		10.00	2,126.80
	Chg	01/01/2016	01 ASSESSMENT		195.00	2,321.80
	Chg	01/07/2016	IT IT PAST DUE BALANCE		20.70	2,342.50
	Chg	01/20/2016	LR LATE FEE		10.00	2,352.50
	Chg	02/01/2016	01 ASSESSMENT		195.00	2,547.50
	Chg	02/04/2016	IT IT PAST DUE BALANCE		22.75	2,570.25
	Chg	02/20/2016	LR LATE FEE		10.00	2,580.25
	Chg	03/01/2016	01 ASSESSMENT		195.00	2,775.25
	Chg	03/07/2016	IT IT PAST DUE BALANCE		24.80	2,800.05
	Chg	03/20/2016	LR LATE FEE		10.00	2,810.05
	Chg	04/01/2016	01 ASSESSMENT		195.00	3,005.05
	Chg	04/06/2016	IT IT PAST DUE BALANCE		26.85	3,031.90
	Chg	04/20/2016	LR LATE FEE		10.00	3,041.90
	Chg	05/01/2016	01 ASSESSMENT		195.00	3,236.90
	Chg	05/05/2016	IT IT PAST DUE BALANCE		28.90	3,265.80
	Chg	05/20/2016	LR LATE FEE		10.00	3,275.80**
	Chg	06/01/2016	01 ASSESSMENT		195.00	3,470.80
	Chg	06/06/2016	IT IT PAST DUE BALANCE		30.95	3,501.75
	Chg	06/20/2016	LR LATE FEE		10.00	3,511.75
	Chg	07/01/2016	01 ASSESSMENT		195.00	3,706.75
	Chg	07/07/2016	IT IT PAST DUE BALANCE		33.00	3,739.75
	Chg	07/20/2016	LR LATE FEE		10.00	3,749.75
	Chg	08/01/2016	01 ASSESSMENT		195.00	3,944.75

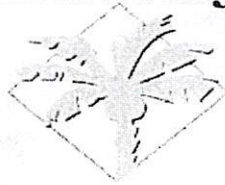
OASIS COMMUNITY ASSOC
01/01/1900 to: 08/31/2016

ASSOC: OA-SIS OASIS COMMUNITY
c/o FirstService Residential
MENIFEE, CA 92584

Management Co: FirstService Residential CA
15241 Laguna Canyon Road
Irvine, CA 92618

Resident	Type	Date	CC Description	Check No	Amount	Balance
	Chg	08/04/2016	IT IT PAST DUE BALANCE		35.05	3,979.80
	Cr	08/17/2016	01 Move Out Credit		-195.00	3,784.80
	Cr	08/17/2016	01 Move Out Credit		-195.00	3,589.80
	Cr	08/17/2016	01 Move Out Credit		-195.00	3,394.80
	Cr	08/17/2016	IT Move Out Credit		-35.05	3,359.75
	Cr	08/17/2016	IT Move Out Credit		-33.00	3,326.75
	Cr	08/17/2016	IT Move Out Credit		-30.95	3,295.80
	Cr	08/17/2016	LR Move Out Credit		-10.00	3,285.80
	Cr	08/17/2016	LR Move Out Credit		-10.00	3,275.80
					Res Balance	3,275.80

The Oasis Community Association



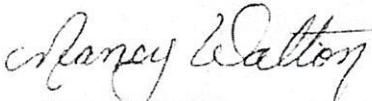
May 14, 2019

Re: 29410 Warmsprings Dr.
Menifee, CA 92584

To Whom It May Concern:

FirstService Residential is the Management Company employed by The Oasis Community Association. Therefore, FirstService Residential is authorized to collect any and all payments on the Association's behalf.

Thank You,


Nancy Walton



FirstService
RESIDENTIAL

NANCY WALTON
Assistant General Manager
The Oasis Community Association
29100 Midway Summit Rd. | Menifee, CA 92584
Direct 951.301.7466 | FAX: 951.301.7467
Email nancy.walton@fsresidential.com

www.fsresidential.com
Follow us on | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

FirstService Residential
15241 Laguna Canyon Road | Irvine, CA 92618
Direct 949.448.6278 | Toll Free 800.428.5588
Email Andrea.Turner@fsresidential.com
www.fsresidential.com

Follow us on | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

From: Marquez, Miriam C. <MCMarquez@RIVCO.ORG>
Sent: Thursday, November 08, 2018 9:58 AM
To: Andrea Turner <Andrea.Turner@fsresidential.com>
Subject: TC 207 Item 125

Re: APN: 340274012-3
TC 207 Item 125
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.

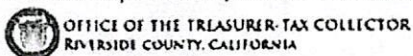
Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

X Notarized Updated Statement of Monies Owed (as of date of tax sale)
*an updated "Resident Transaction Report" would suffice

Please send in all documents within 30 days (**December 08, 2018**). If you should have any questions, please contact me at the number listed below.

Kindest Regards,

Miriam C. Marquez
Sr. Accounting Assistant
Tax Sale Operations/Excess Proceeds



Tel 951 955-3336/Fax 951 955-3990

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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County of Riverside California

OASIS COMMUNITY ASSOC

01/01/1996 to: 09/01/2016

ASSOC: OA-SIS OASIS COMMUNITY
 c/o FirstService Residential
 MENIFEE, CA 92584

Management Co: FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

Resident	Type	Date	CC Description	Check No	Amount	Balance
0937 01 12			App# 506153		Beg Bal	0.00
KATHLEEN CALAHAN	Chg	11/01/2011	01 ASSESSMENT		175.00	175.00
29410 WARMSPRINGS Dr	Chg	12/01/2011	01 ASSESSMENT		175.00	350.00
MENIFEE CA 92584	Pay	12/28/2011	Lckbx Pmt 00001384		-175.00	175.00
	Chg	01/01/2012	01 ASSESSMENT		175.00	350.00
	Chg	01/05/2012	IT CRDT INTEREST		1.75	351.75
	Chg	01/05/2012	IT IT PAST DUE BALANCE		1.75	353.50
	Cr	01/05/2012	IT CRDT INTEREST		-1.75	351.75
	Cr	01/05/2012	IT CRDT INTEREST		-1.75	350.00
	Pay	01/15/2012	Lckbx Pmt 00001385		-175.00	175.00
	Chg	02/01/2012	01 ASSESSMENT		175.00	350.00
	Chg	02/06/2012	IT IT PAST DUE BALANCE		1.75	351.75
	Chg	02/15/2012	LF LATE FEE		10.00	361.75
	Pay	02/22/2012	Lckbx Pmt 00001386		-175.00	186.75
	Chg	03/01/2012	01 ASSESSMENT		175.00	361.75
	Chg	03/06/2012	IT IT PAST DUE BALANCE		1.75	363.50
	Chg	03/15/2012	LR LATE FEE		10.00	373.50
	Pay	03/15/2012	Lckbx Pmt 00001387		-175.00	198.50
	Pay	03/22/2012	e-payment 888888		-175.00	23.50
	Chg	04/01/2012	01 ASSESSMENT		175.00	198.50
	Chg	04/04/2012	IT IT PAST DUE BALANCE		0.10	198.60
	Cr	04/09/2012	IT CREDIT INTEREST		-3.60	195.00
	Cr	04/09/2012	LF CREDIT LATE FEE		-10.00	185.00
	Cr	04/09/2012	LR CREDIT LATE REMINDER		-10.00	175.00
	Pay	04/10/2012	Lckbx Pmt 00001388		-175.00	0.00
	Chg	05/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	05/15/2012	Lckbx Pmt 00001390		-175.00	0.00
	Chg	06/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	06/14/2012	Lckbx Pmt 00001391		-175.00	0.00
	Chg	07/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	07/15/2012	Lckbx Pmt 00001392		-175.00	0.00
	Chg	08/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	08/15/2012	Lckbx Pmt 00001394		-175.00	0.00
	Chg	09/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	09/14/2012	Lckbx Pmt 00001397		-175.00	0.00
	Chg	10/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	10/19/2012	Lckbx Pmt 00001398		-175.00	0.00
	Chg	11/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	11/19/2012	Lckbx Pmt 00001233		-175.00	0.00
	Chg	12/01/2012	01 ASSESSMENT		175.00	175.00
	Pay	12/14/2012	Lckbx Pmt 00001060		-175.00	0.00
	Chg	01/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	01/15/2013	Lckbx Pmt 00001000		-175.00	0.00
	Chg	02/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	02/13/2013	Lckbx Pmt 00001101		-175.00	0.00
	Chg	03/01/2013	01 ASSESSMENT		175.00	175.00

OASIS COMMUNITY ASSOC

01/01/1996 to: 09/01/2016

ASSOC: OA-SIS OASIS COMMUNITY
 c/o FirstService Residential
 MENIFEE, CA 92584

Management Co: FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

Resident	Type	Date	CC Description	Check No	Amount	Balance
	Pay	03/13/2013	Lckbx Pmt	00001105	-175.00	0.00
	Chg	04/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	04/15/2013	Lckbx Pmt	00001108	-175.00	0.00
	Chg	05/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	05/08/2013	Lckbx Pmt	00001115	-175.00	0.00
	Chg	06/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	06/15/2013	Lckbx Pmt	00001116	-175.00	0.00
	Chg	07/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	07/15/2013	Lckbx Pmt	00001121	-175.00	0.00
	Chg	08/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	08/13/2013	Lckbx Pmt	00001125	-175.00	0.00
	Chg	09/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	09/09/2013	Lckbx Pmt	00001126	-175.00	0.00
	Chg	10/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	10/15/2013	Lckbx Pmt	00001132	-175.00	0.00
	Chg	11/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	11/15/2013	Lckbx Pmt	00001135	-175.00	0.00
	Chg	12/01/2013	01 ASSESSMENT		175.00	175.00
	Pay	12/09/2013	Lckbx Pmt	00001140	-175.00	0.00
	Chg	01/01/2014	01 ASSESSMENT		185.00	185.00
	Pay	01/15/2014	Lckbx Pmt	00001146	-185.00	0.00
	Chg	02/01/2014	01 ASSESSMENT		185.00	185.00
	Chg	02/20/2014	LR LATE FEE		10.00	195.00
	Chg	03/01/2014	01 ASSESSMENT		185.00	380.00
	Chg	03/06/2014	IT IT PAST DUE BALANCE		1.85	381.85
	Pay	03/15/2014	e-payment	000000	-185.00	196.85
	Chg	04/01/2014	01 ASSESSMENT		185.00	381.85
	Pay	04/23/2014	Lckbx Pmt	00001154	-205.00	176.85
	Chg	05/01/2014	01 ASSESSMENT		185.00	361.85
	Pay	05/20/2014	Lckbx Pmt	00001158	-205.00	156.85
	Chg	06/01/2014	01 ASSESSMENT		185.00	341.85
	Pay	06/18/2014	Lckbx Pmt	00001164	-205.00	136.85
	Chg	07/01/2014	01 ASSESSMENT		185.00	321.85
	Pay	07/17/2014	Lckbx Pmt	00001165	-205.00	116.85
	Chg	08/01/2014	01 ASSESSMENT		185.00	301.85
	Pay	08/21/2014	Lckbx Pmt	00001171	-205.00	96.85
	Chg	09/01/2014	01 ASSESSMENT		185.00	281.85
	Pay	09/19/2014	Lckbx Pmt	00001176	-205.00	76.85
	Chg	10/01/2014	01 ASSESSMENT		185.00	261.85
	Pay	10/20/2014	Lckbx Pmt	00001180	-205.00	56.85
	Chg	11/01/2014	01 ASSESSMENT		185.00	241.85
	Pay	11/19/2014	Lckbx Pmt	00001183	-205.00	36.85
	Chg	12/01/2014	01 ASSESSMENT		185.00	221.85
	Pay	12/19/2014	Lckbx Pmt	00001188	-205.00	16.85
	Chg	01/01/2015	01 ASSESSMENT		185.00	201.85
	Pay	01/15/2015	Lckbx Pmt	00001194	-201.85	0.00

OASIS COMMUNITY ASSOC

01/01/1996 to: 09/01/2016

ASSOC: OA-SIS OASIS COMMUNITY
 c/o FirstService Residential
 MENIFEE, CA 92584

Management Co: FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

Resident	Type	Date	CC Description	Check No	Amount	Balance
	Chg	02/01/2015	01 ASSESSMENT		185.00	185.00
	Pay	02/17/2015	Lckbx Pmt	00001198	-185.00	0.00
	Chg	03/01/2015	01 ASSESSMENT		185.00	185.00
	Pay	03/23/2015	Lckbx Pmt	00001201	-185.00	0.00
	Chg	04/01/2015	01 ASSESSMENT		185.00	185.00
	Chg	05/01/2015	01 ASSESSMENT		185.00	370.00
	Chg	06/01/2015	01 ASSESSMENT		185.00	555.00
	Pay	06/01/2015	Lckbx Pmt	00001213	-185.00	370.00
	Chg	07/01/2015	01 ASSESSMENT		185.00	555.00
	Chg	07/02/2015	LL LIEN LTR W/ TITLE		200.00	755.00
	Chg	08/01/2015	01 ASSESSMENT		185.00	940.00
	Chg	09/01/2015	01 ASSESSMENT		185.00	1,125.00
	Chg	09/18/2015	LN LIEN		350.00	1,475.00
	Chg	09/20/2015	LR LATE FEE		10.00	1,485.00
	Chg	09/25/2015	NL NOTARY FEE-LIEN		10.00	1,495.00
	Chg	10/01/2015	01 ASSESSMENT		185.00	1,680.00
	Chg	10/06/2015	IT IT PAST DUE BALANCE		11.25	1,691.25
	Chg	10/20/2015	LR LATE FEE		10.00	1,701.25
	Chg	11/01/2015	01 ASSESSMENT		185.00	1,886.25
	Chg	11/05/2015	IT IT PAST DUE BALANCE		16.80	1,903.05
	Chg	11/20/2015	LR LATE FEE		10.00	1,913.05
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	Chg	04/20/2016	LR LATE FEE		10.00	3,041.90
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	Chg	05/05/2016	IT IT PAST DUE BALANCE		28.90	3,265.80
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	Chg	07/20/2016	LR LATE FEE		10.00	3,749.75
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01/01/1996 to: 09/01/2016

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	Cr	09/01/2016	01 ASSESSMENT		-195.00	3,275.80
					Res Balance	3,275.80