

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



ITEM: 19.6  
(ID # 12480)

MEETING DATE:  
Tuesday, September 29, 2020

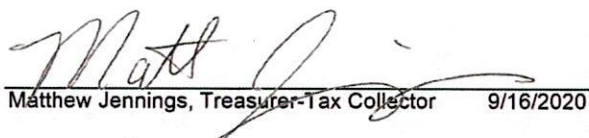
FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 112. Last assessed to: Melrel Stephens, an unmarried woman, District 1. [\$60,919-Fund 65595 Excess Proceeds from Tax Sale 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 322080006-7;
2. 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 322080006-7;
3. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Code Enforcement Department in the amount of \$1,022.05 and issue a warrant to Melrel Stephens in the amount of \$59,897.38, 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 9/16/2020

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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**

<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>	\$60,919	\$ 0	\$60,919	\$ 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> 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 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 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 County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded November 23, 2015 as Instrument No. 2015-0513634.
2. 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 the County of Riverside, Code Enforcement Department be awarded excess proceeds in the amount of \$1,022.05 and Melrel Stephens be awarded \$59,897.38. 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 will be released to a lienholder and to the last assessee of the property.

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

**ATTACHMENT A. Claim Code**

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

ATTACHMENT B. Claim Stephens

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

  
Gregory H. Priamos, Director County Counsel 8/14/2020

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

RECEIVED

2018 JUN 21 AM 11:50

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 112 Assessment No.: 322080006-7

Assessee: STEPHENS, MELREL

Situs: 22150 SALTER RD PERRIS 92570

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 \$ 1,109<sup>05</sup> 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. 2015-0513634; recorded on 11/23/2015. 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.**

See attached back-up documentations.

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 19 day of June, 2018 at Riverside, CA  
County, State

  
Signature of Claimant

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

Valerie Lam  
Print Name

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

4080 Lemore St. 14<sup>th</sup> floor  
Street Address

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

Riverside, CA 92501  
City, State, Zip

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

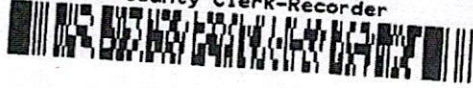
951-955-1836  
Phone Number

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

2015-0513634

11/23/2015 02:28 PM Fee: \$ 0.00  
Page 1 of 2

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



RECORDING REQUESTED BY:  
County of Riverside  
Code Enforcement Department

AND WHEN RECORDED MAIL TO:  
County of Riverside  
Code Enforcement Department  
17650 Cajalco Road  
Perris, California 92570  
Mail Stop #5165

364					R	A	Exam: 304		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
SIZE	NCOR	SMF	NCHGT						NCHGT

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

In the matter of the public or other code violation(s) on the property of:  
**MELREL STEPHENS** )  
and DOES I through X, Owners)

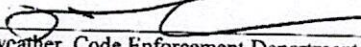
Case #: CV-1500978

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 22150 SALTER RD, PERRIS CA, 92570  
PARCEL #: 322-080-006  
LEGAL DESCRIPTION: 7.65 acres in LOT 61 of , recorded in RS 34 page 89

**VIOLATION(S):** Riverside County Code (Ordinance) 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. Notice is Further Given in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By:   
Britt Starkweather, Code Enforcement Department

**ACKNOWLEDGEMENT**

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 )

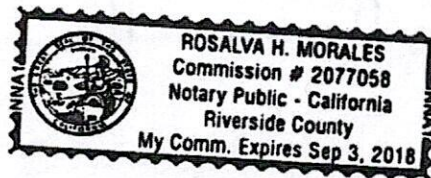
On NOV 17, 2015 before me, Rosalva H. Morales, Notary Public, personally appeared Britt Starkweather who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission #:2077058 Expires: Sep 3, 2018

Signature: Rosalva H. Morales (Seal)



**CLAIM ON EXCESS PROCEEDS FROM TAX DEFAULTED PROPERTIES**

**April 27 - May 2, 2017 TAX SALE**

**(Deadline to submit June 21, 2018)**

	<u>APN</u>	<u>CASE #</u>	<u>NON-COMP / NOP/NOL</u>	<u>RECORDED DATE</u>	<u>TOTAL INVOICE AMOUNT</u>
1	322080006-7	CV1500978	DOC#2015-0513634	11/23/2015	\$1,109.05
2	458132011-3	CV1204781	DOC#2014-0264795	7/16/2014	\$1,441.20
3	517274014-7	CV1205080	DOC#2015-0458392	10/19/2015	\$4,732.40
4	549242018-5	CV1400015	DOC#2015-0159978	4/21/2015	\$1,452.45
		CV1500678	DOC#2015-0328752	7/24/2015	\$2,825.29
					\$4,277.74
5	573250023-1	CV040529	DOC#2007-0085365	2/5/2007	\$2,286.05
6	657392009-1	CV1301649	DOC#2013-0319964	7/2/2013	\$312.40
7	693072016-2	CV1600074	DOC#2016-0378565	9/1/2016	\$3,481.06
8	818306006-8	CV1402587	DOC#2017-0274062,	7/5/2017,	\$4,175.85
		CV1601670	DOC#2016-0401149,	09/15/2016,	\$920.76
			DOC#2014-0456444	12/01/2014	
					\$5,096.61

**TOTAL**

**\$22,736.51**

Prepared by:

*Mabel Cerezo*

County of Riverside, TLMA-Admin/Fiscal

(951) 955-0537

MS#: 1083

Email: [mcerezo@rivco.org](mailto:mcerezo@rivco.org)



**CODE ENFORCEMENT  
DEPARTMENT COUNTY  
OF RIVERSIDE**

**STATEMENT OF ABATEMENT COSTS**

<b>Date:</b> May 18, 2018	<b>Case:</b> CV1500978 <b>BOS District:</b> 1
<b>Property Owner</b> VICTOR CASTELLON & ISABEL CATELLON 1884 LIVE OAK WAY LOS ANGELES, CA 91784	<b>Property Address</b> Assessor Parcel Number: 322080006 22150 SALTER RD PERRIS, CA 92570

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**You are liable to the County of Riverside for the following abatement costs:**

Item	Description	Costs
<b>LABOR COSTS</b>		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$922.05
<b>ADMINISTRATIVE CITATIONS</b>		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$100.00
<b>CONTRACTOR COSTS</b>		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$0.00
<b>COUNTY COUNSEL COSTS</b>		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
<b>RIVERSIDE SHERIFF'S OFFICE COSTS</b>		
Riverside Sheriff	Subtotal of Riverside Sheriff's Office Costs - See Cost Detail Attached	\$0.00
<b>OTHER COSTS</b>		
Other Costs	Subtotal of Other Costs	\$87.00

<b>Subtotal</b>	<b>\$1,109.05</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$1,109.05</b>

Please refer to the remittance sheet attached for payment information.

Upon compliance of all violations, full payment of the above and confirmation of available funds to the County of Riverside, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

Code Enforcement Department





## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Audit Date: May 18, 2018	Case Number: CV1500978	APN: 322080006	Page 5
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### LABOR COSTS DETAIL

Below is the detailed information for the Labor Costs listed on the prior page.

Date	Item	Description	Costs
<b>LABOR HOURS</b>			
03/25/2015		Fee Date: 3/25/2015; Fee Type: Officer Hours; Fee Note: Time charge of .5 hours at 109.00/hr for Initial Inspection.	\$54.50
03/25/2015		Fee Date: 3/25/2015; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Officer Casework-Reports/Photos.	\$21.80
05/04/2015		Fee Date: 5/4/2015; Fee Type: Officer Hours; Fee Note: Time charge of .1 hours at 109.00/hr for Casework-Reports/Photos.	\$10.90
05/04/2015		Fee Date: 5/4/2015; Fee Type: Officer Hours; Fee Note: Time charge of .1 hours at 109.00/hr for Follow Up Inspection.	\$10.90
10/28/2015		Fee Date: 10/28/2015; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Follow Up Inspection.	\$21.80
10/28/2015		Fee Date: 10/28/2015; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Casework-Reports/Photos.	\$21.80
10/28/2015		Fee Date: 10/28/2015; Fee Type: Officer Hours; Fee Note: Time charge of .1 hours at 109.00/hr for Casework-Research.	\$10.90
11/05/2015		Fee Date: 11/5/2015; Fee Type: Senior Hours; Fee Note: Time charge of .2 hours at 129.00/hr for Casework-Review (Nonbillable).	\$25.80
11/12/2015		Fee Date: 11/12/2015; Fee Type: Supervisor Hours; Fee Note: Time charge of .10 hours at 130.00/hr for Casework.	\$13.00
07/27/2016		Fee Date: 7/27/2016; Fee Type: Officer Hours; Fee Note: Time charge of .50 hours at 109.00/hr for Follow Up Inspection.	\$54.50
07/29/2016		Fee Date: 7/29/2016; Fee Type: Officer Hours; Fee Note: Time charge of 1.25 hours at 109.00/hr for Casework-Reports/Photos.	\$136.25
09/06/2016		Fee Date: 9/6/2016; Fee Type: Officer Hours; Fee Note: Time charge of .27 hours at 109.00/hr for Follow Up Inspection.	\$29.43
09/13/2016		Fee Date: 9/13/2016; Fee Type: Officer Hours; Fee Note: Time charge of .33 hours at 109.00/hr for Casework-Reports/Photos.	\$35.97



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

<b>Audit Date:</b> May 18, 2018	<b>Case Number:</b> CV1500978	<b>APN:</b> 322080006	Page 6
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11/02/2016		Fee Date: 11/2/2016; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Follow Up Inspection.	\$21.80
11/03/2016		Fee Date: 11/3/2016; Fee Type: Officer Hours; Fee Note: Time charge of .83 hours at 109.00/hr for Casework-Reports/Photos.	\$90.47
11/04/2016		Fee Date: 11/4/2016; Fee Type: Officer Hours; Fee Note: Time charge of .05 hours at 109.00/hr for Casework.	\$5.45
11/09/2016		Fee Date: 11/9/2016; Fee Type: Officer Hours; Fee Note: Time charge of .17 hours at 109.00/hr for Casework-Reports/Photos.	\$18.53
01/31/2017		Fee Date: 1/31/2017; Fee Type: Officer Hours; Fee Note: Time charge of .33 hours at 109.00/hr for Travel Time.	\$35.97
01/31/2017		Fee Date: 1/31/2017; Fee Type: Officer Hours; Fee Note: Time charge of .25 hours at 109.00/hr for Follow Up Inspection.	\$27.25
02/01/2017		Fee Date: 2/1/2017; Fee Type: Officer Hours; Fee Note: Time charge of .75 hours at 109.00/hr for Casework-Reports/Photos.	\$81.75
04/20/2017		Fee Date: 4/20/2017; Fee Type: Officer Hours; Fee Note: Time charge of .02 hours at 128.00/hr for Travel Time.	\$2.56
04/20/2017		Fee Date: 4/20/2017; Fee Type: Officer Hours; Fee Note: Time charge of .32 hours at 128.00/hr for Follow Up Inspection.	\$40.96
04/25/2017		Fee Date: 4/25/2017; Fee Type: Officer Hours; Fee Note: Time charge of 1.17 hours at 128.00/hr for Casework-Reports/Photos.	\$149.76
<b>Labor Hours Subtotal</b>			<b>\$922.05</b>

### ADDITIONAL COSTS DETAIL

Date	Item	Description	Costs
<b>ADMINISTRATIVE CITATIONS</b>			
10/28/2015	Admin Citation	A50683; Fee Date: 10/28/2015; Fee Type: Admin Cite Amt; Fee Note: Citation #A50683 Issued To: MELREL STEPHENS, Prop Owner(Yes)	\$100.00
<b>Administrative Citations Subtotal</b>			<b>\$100.00</b>
<b>OTHER COSTS</b>			
	Other Costs	SOAC Prep Fee	\$65.00
	Other Costs	Recording Fee Release DOC#2015-0513634	\$22.00
<b>Other Costs Subtotal</b>			<b>\$87.00</b>



**CODE ENFORCEMENT  
DEPARTMENT COUNTY  
OF RIVERSIDE**

<b>Audit Date:</b> May 18, 2018	<b>Case Number:</b> CV1500978	<b>APN:</b> 322080006	<b>Page</b> 7
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**REMITTANCE INFORMATION**

Please remit payment and include this sheet

**REMITTANCE INFORMATION**

Make checks payable and remit to:  
Riverside County Code Enforcement  
Department  
Attn: Administrative Services  
4080 Lemon Street, 12th Floor  
P.O. Box 1469  
Riverside, CA 92502

<b>Subtotal</b>	<b>\$1,109.05</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$1,109.05</b>



Home

Adjudication	+
NEW Reports	
Web Manual	
<b>Enhancements</b>	

**SEARCH RESULTS**

Citations Found: 3  
Total Due: \$100.00

[Agency: Riverside County CE Administrative; Citation Number: A50683](#)

Lic. State/Plate: Date: 10/28/2015

Name: MELREL STEPHENS

Amt Due: \$100.00

Status: OPEN: Noticed (sent to FTB)

[Agency: Riverside County CE Administrative; Citation Number: A51842](#)

Lic. State/Plate: Date: 04/20/2017

Name: MELREL STEPHENS

Amt Due: \$0.00

Status: 06/16/17: Dismissed by client

[Agency: Riverside County CE Administrative; Citation Number: A51843](#)

Lic. State/Plate: Date: 04/20/2017

Name: CASSANDRA MATTHEWS

Amt Due: \$0.00

Status: 06/16/17: Dismissed by client

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Found Citations:  
A50683

**General Information**

Citation **A50683** Date **10/28/15** Time **10:36 AM**  
 Amt Owing this Citation: **\$100.00** This Person: **\$100.00** This Plate:  
 Issuing Agency: **Riverside County CE Administrative** Dept: **Code Enforcement**  
 Status: **OPEN: Noticed (sent to FTB)**  
 Number: **1 of 1**

**Responsible Party Information**

Name: **MELREL STEPHENS**  
 Address: **22150 SALTER RD**  
 City/State/Zip: **PERRIS, CA 92570**

Show all Panels | Hide all Panels

**Citation Information**

Location: **salter** Case: **CV-1500978** Badge #: **DOPAYNE**  
 Comments:

**Violation Information**

Bail Code	Description	Bail Amount
17.12.040	Land Use Violation	\$100.00

**Fee History**

**Payment History**

**Notice History**

Number	Notice Date	Due Date	Description	Amount
<a href="#">124776514</a>	12/01/15	Please see Notice.	1st Notice Sent	\$100.00
<a href="#">124977105</a>	01/04/16	Please see Notice.	2nd Notice Sent	\$100.00
<a href="#">125180549</a>	02/05/16	Please see Notice.	3rd Notice Sent	\$100.00

**Appeal History**

**Responsible Party History**

Date	Name & Address
10/29/15	MELREL STEPHENS, 22150 SALTER RD, PERRIS, CA 92570

**Citation History**

Date	Transaction	Rep Name	Description
10/29/2015	New Citation Added	KK Singh	.
11/30/2015	Notice sent	J Mora	Inserted during Extract Commit
12/31/2015	Notice sent	KK Singh	Inserted during Extract Commit
2/4/2016	FTB Notice sent	J Mora	Inserted during Extract Commit for FTB Notice
3/31/2016	SSN Requested	R Rodolfo	Inserted during Extract Commit for SSN REQUEST
4/4/2016	SSN Hit	R Rodolfo	SSN HIT
4/6/2016	Send FTB Update	M Niranjana	

			Sending to FTB (tracking #206540) for update due to TransCode 156 for cite #28984375
4/6/2016	FTB Update Requested	M Niranjana	Sending to FTB (tracking #206540) for update due to TransCode 156 for cite #28984375
11/30/2016	FTB Update Requested	M Niranjana	Sent 11/29/16 Delivery Confirmation #11292016
1/2/2018	FTB Update Requested	M Niranjana	.

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[A50683](#)

# Expenditure Transactions

Criteria: Post On = 7/1/2002..5/31/2018

Journal	Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator
Fund 10000 -- General Fund											
Account 518180 -- Other Post Employment Benefits											
	4/15/2015	0001764017	10000	3140102000	518180		ZCV1500978		0.05	Other Post Employment Benefits	MAESTRO
Total Other Post Employment Benefits											
Account 524700 -- County Counsel											
	3/3/2017	0001921548	10000	3140100000	524700		ZCV1500978		122.30	November 2016 County Counsel	E109349
Total County Counsel											
Total General Fund											

*ZCV1500978*

*ZCV*

*ZCV16000578*

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



ITEM: 19.6  
(ID # 12480)

**MEETING DATE:**

Tuesday, September 29, 2020

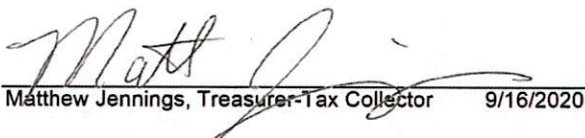
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**ACTION: Policy**

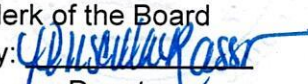
  
Matthew Jennings, Treasurer-Tax Collector 9/16/2020

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**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**

<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>	\$60,919	\$ 0	\$60,919	\$ 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> 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 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 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 County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded November 23, 2015 as Instrument No. 2015-0513634.
2. 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 the County of Riverside, Code Enforcement Department be awarded excess proceeds in the amount of \$1,022.05 and Melrel Stephens be awarded \$59,897.38. 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 will be released to a lienholder and to the last assessee of the property.

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

**ATTACHMENT A. Claim Code**

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

ATTACHMENT B. Claim Stephens

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

  
Gregory V. Priamos, Director County Counsel 8/14/2020



**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

**LABOR COSTS DETAIL**

Below is the detailed information for the Labor Costs listed on the prior page.

*NOTE: Time billed on or after December 11, 2017 is shown as two (2) decimal places in the description column, but the actual calculation is based on seven (7) decimal places. \*e.g. 0.4166666 displayed as 0.41 minutes.*

Date	Item	Description	Costs
<b>LABOR COSTS</b>			
03/25/2015		Fee Date: 3/25/2015; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Officer Casework-Reports/Photos.	\$21.80
03/25/2015		Fee Date: 3/25/2015; Fee Type: Officer Hours; Fee Note: Time charge of .5 hours at 109.00/hr for Initial Inspection.	\$54.50
05/04/2015		Fee Date: 5/4/2015; Fee Type: Officer Hours; Fee Note: Time charge of .1 hours at 109.00/hr for Casework-Reports/Photos.	\$10.90
05/04/2015		Fee Date: 5/4/2015; Fee Type: Officer Hours; Fee Note: Time charge of .1 hours at 109.00/hr for Follow Up Inspection.	\$10.90
10/28/2015		Fee Date: 10/28/2015; Fee Type: Officer Hours; Fee Note: Time charge of .1 hours at 109.00/hr for Casework-Research.	\$10.90
10/28/2015		Fee Date: 10/28/2015; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Follow Up Inspection.	\$21.80
10/28/2015		Fee Date: 10/28/2015; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Casework-Reports/Photos.	\$21.80
11/05/2015		Fee Date: 11/5/2015; Fee Type: Senior Hours; Fee Note: Time charge of .2 hours at 129.00/hr for Casework-Review (Nonbillable).	\$25.80
11/12/2015		Fee Date: 11/12/2015; Fee Type: Supervisor Hours; Fee Note: Time charge of .10 hours at 130.00/hr for Casework.	\$13.00
07/27/2016		Fee Date: 7/27/2016; Fee Type: Officer Hours; Fee Note: Time charge of .50 hours at 109.00/hr for Follow Up Inspection.	\$54.50
07/29/2016		Fee Date: 7/29/2016; Fee Type: Officer Hours; Fee Note: Time charge of 1.25 hours at 109.00/hr for Casework-Reports/Photos.	\$136.25
09/06/2016		Fee Date: 9/6/2016; Fee Type: Officer Hours; Fee Note: Time charge of .27 hours at 109.00/hr for Follow Up Inspection.	\$29.43
09/13/2016		Fee Date: 9/13/2016; Fee Type: Officer Hours; Fee Note: Time charge of .33 hours at 109.00/hr for Casework-Reports/Photos.	\$35.97
<b>Audit Date: July 23, 2020</b>		<b>Case Number: CV1500978</b>	<b>APN: 322080006</b>
			Page 2 of 5



**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

11/02/2016		Fee Date: 11/2/2016; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Follow Up Inspection.	\$21.80
11/03/2016		Fee Date: 11/3/2016; Fee Type: Officer Hours; Fee Note: Time charge of .83 hours at 109.00/hr for Casework-Reports/Photos.	\$90.47
11/04/2016		Fee Date: 11/4/2016; Fee Type: Officer Hours; Fee Note: Time charge of .05 hours at 109.00/hr for Casework.	\$5.45
11/09/2016		Fee Date: 11/9/2016; Fee Type: Officer Hours; Fee Note: Time charge of .17 hours at 109.00/hr for Casework-Reports/Photos.	\$18.53
01/31/2017		Fee Date: 1/31/2017; Fee Type: Officer Hours; Fee Note: Time charge of .33 hours at 109.00/hr for Travel Time.	\$35.97
01/31/2017		Fee Date: 1/31/2017; Fee Type: Officer Hours; Fee Note: Time charge of .25 hours at 109.00/hr for Follow Up Inspection.	\$27.25
02/01/2017		Fee Date: 2/1/2017; Fee Type: Officer Hours; Fee Note: Time charge of .75 hours at 109.00/hr for Casework-Reports/Photos.	\$81.75
04/20/2017		Fee Date: 4/20/2017; Fee Type: Officer Hours; Fee Note: Time charge of .02 hours at 128.00/hr for Travel Time.	\$2.56
04/20/2017		Fee Date: 4/20/2017; Fee Type: Officer Hours; Fee Note: Time charge of .32 hours at 128.00/hr for Follow Up Inspection.	\$40.96
04/25/2017		Fee Date: 4/25/2017; Fee Type: Officer Hours; Fee Note: Time charge of 1.17 hours at 128.00/hr for Casework-Reports/Photos.	\$149.76
		<b>Labor Costs Subtotal</b>	<b>\$922.05</b>

<b>Audit Date: July 23, 2020</b>	<b>Case Number: CV1500978</b>	<b>APN: 322080006</b>	<b>Page 3 of 5</b>
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**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

**ADDITIONAL COSTS DETAIL**

Date	Item	Description	Costs
<b>ADMINISTRATIVE CITATIONS</b>			
10/28/2015	Admin Citation	A50683; Fee Date: 10/28/2015; Fee Type: Admin Cite Amt; Fee Note: Citation #A50683 Issued To: MELREL STEPHENS, Prop Owner(Yes)	\$100.00
		<b>Administrative Citations Subtotal</b>	<b>\$100.00</b>
<b>OTHER COSTS</b>			
05/18/2018	Other Costs	7053 - ABT-SOAC Prep Fee	\$65.00
05/18/2018	Other Costs	7056 - ABT-Recording Fee Recording Fee Release DOC#2015-0513634	\$8.00
		<b>Other Costs Subtotal</b>	<b>\$73.00</b>

1-095-05+  
73-00-  
1-022-05\*



**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

Please remit payment and include this sheet

**REMITTANCE INFORMATION**

**REMITTANCE INFORMATION  
STATEMENT OF ABATEMENT COSTS**

\* Amount Due 35 Days **BEFORE** the Date of Demand for Payment and Notice Hearing, if this Statement of Abatement Costs Total Now Due is paid in full prior to the hearing date set forth on the attached Demand for Payment and Notice of Hearing date, the Department will seek no further action for recovery of abatement costs on this specific violations(s) and your attendance at the hearing will **NOT** be required.

Make checks payable and remit to:  
Riverside County Code Enforcement Department  
Attn: Administrative Services  
4080 Lemon Street, 12th Floor  
P.O. Box 1469  
Riverside, CA 92502

Subtotal	\$1,095.05
Payments/Credits	\$0.00
*Credit if Paid Prior to Hearing Date	\$0.00
TOTAL DUE NOW	\$1,095.05

Date: See Date on Attached Demand for Payment	Case Number: CV1500978	APN: 322080006
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**REMITTANCE INFORMATION  
STATEMENT OF ABATEMENT COSTS**

\* Amount Due 35 Days **AFTER** the Date of Demand for Payment and Notice Hearing

Make checks payable and remit to:  
Riverside County Code Enforcement Department  
Attn: Administrative Services  
4080 Lemon Street, 12th Floor  
P.O. Box 1469  
Riverside, CA 92502

Subtotal	\$1,095.05
Payments/Credits	\$0.00
TOTAL DUE AFTER ADMINISTRATIVE HEARING	\$1,095.05

Audit Date: July 23, 2020	Case Number: CV1500978	APN: 322080006	Page 5 of 5
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CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 112 Assessment Number: 322080006-7

Assessee: STEPHENS, MELREL

Situs: 22150 SALTER RD PERRIS 92570

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 \$60,919.45 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Melrel Stephens  
Signature of Claimant

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

Melrel Stephens  
Print Name

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

331 W. 46 Street  
Street Address

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

Los Angeles Ca. 90037  
City, State, Zip

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

323 235 3237  
Phone Number

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

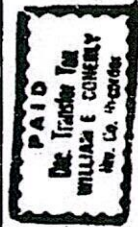
RECEIVED  
2017 OCT 19 PM 4:50  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

Order No.  
Escrow No.  
Loan No.

C46275

WHEN RECORDED MAIL TO:

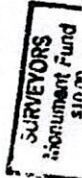
Ms. Melrel L. Stephens  
331 W. 46th Street  
Los Angeles, CA 90037



RECEIVED FOR RECORD AT 12:00 O'CLOCK PM AT REQUEST OF WEST AMERICAN TITLE COMPANY OF LOS ANGELES

FEB 10 1992

Handwritten signature and initials



SPACE ABOVE THIS LINE FOR RECORDER 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.

THE 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

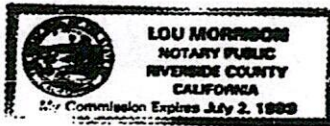
MELREL STEPHENS, an unmarried woman

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.

1911091-21



Dated June 26, 1991

STATE OF CALIFORNIA }  
COUNTY OF Riverside } ss.

On July 25, 1991 before me,

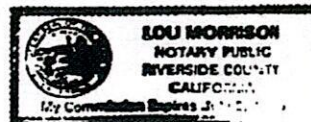
the undersigned  
personally appeared Clyde F. Pope

*Clyde F. Pope*  
Clyde Pope

(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Signature Lou Morrison



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1-91)