

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



ITEM: 19.7
(ID # 9835)

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 393. Last assessed to: John Loschiavo, a married man, as his sole and separate property, District 3. [\$5,868-Fund 65595 Excess Proceeds from Tax Sale 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from John J. Loschiavo AKA John Loschiavo, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 584300012-5;
2. Authorize and direct the Auditor-Controller to issue a warrant to John J. Loschiavo AKA John Loschiavo in the amount of \$5,868.24, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

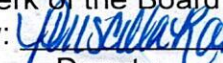
ACTION:Policy


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

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	\$5,868	\$ 0	\$5,868	\$ 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 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 one claim for excess proceeds:

1. Claim from John J. Loschiavo AKA John Loschiavo based on a Grant Deed recorded June 15, 2010 as Instrument No. 2010-0273235.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that John J. Loschiavo AKA John Loschiavo be awarded excess proceeds in the amount of \$5,868.24. 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 the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Loschiavo

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


Stephanie Perez, Principal Management Analyst 9/22/2020


Gregory V. Priamos, Director County Counsel 8/17/2020

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 393 Assessment Number: 584300012-5

Assessee: LOSCHIAVO, JOHN

Situs:

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

RECEIVED
2017 AUG -1 PM 2:35
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,860.24 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 6/21/17. 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 26th day of July, 2017 at Riverside - CA
County, State

Signature of Claimant

Signature of Claimant

John J. Loschavo
Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

RECORDING REQUESTED BY:
 Landsafe Title of California, Inc.

AND WHEN RECORDED MAIL TO:

Mr. John Loschiavo
 32875 Dupont
 Temecula, CA 92592



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Title Order No.: 10-4-077230

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
 DOCUMENTARY TRANSFER TAX is \$6.05

[X] computed on full value of property conveyed, or
 [] computed on full value less value of liens or encumbrances remaining at time of sale.
 [X] Unincorporated area ~~[] City of AND~~



18
 C
 002

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

Bank of America, N.A.

hereby GRANT(s) to:

John Loschiavo, a Married Man, as his sole and separate property

the real property in the County of Riverside, State of California, described as:
 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
 Also Known as: vacant lot-0 Forest Springs Road, Aguanga, CA 92539
 AP#: 584-300-012-5

tpd: 071-308

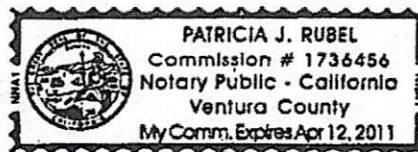


DATED June 3, 2010
 STATE OF CALIFORNIA
 COUNTY OF VENTURA
 On JUNE 3, 2010
 before me, PATRICIA J. RUBEL
 A Notary Public in and for said State personally appeared
 TANIA RAMOS****

Bank of America, N.A.

By: *Tania Ramos*
 TANIA RAMOS, ASSISTANT VICE PRESIDENT

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.



Signature *Patricia Rubel*

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

**LARRY W. WARD
RIVERSIDE COUNTY
ASSESSOR-COUNTY CLERK-RECORDER
COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street
Post Office Box 12004
Riverside, CA 92502-2204
Telephone (951) 955-6200**

lot # 896

052977745-8

LOSCHIAVO, JOHN
32875 DUPONT
TEMECULA CA 92592

Date Notice Mailed: 08-01-2010
Supplemental Assessment No.: 052977745-8
Assessment No.: 584300012-5
Street Address or Legal Description:
SEE ASSESSORS MAP

NOTICE OF SUPPLEMENTAL ASSESSMENT

One or more Supplemental Assessments have been enrolled for the property identified above. The calculation of the amount is shown in Section 1 below. The supplemental assessment is caused by one of the following events as indicated:

<input checked="" type="checkbox"/>	Change in Ownership	Date <u>06-15-2010</u>	Recorder's No. <u>273235</u>		
				TOTAL	New Full Taxable Value 5,500
				Land	5,500
				Structures	
<input type="checkbox"/>	New Construction	Completion Date _____		TOTAL	Value of New Construction
				Land	
				Structures	

The supplemental assessment is made in accordance with Article XIII A of the California Constitution that requires reappraisal of property upon change in ownership or completion of new construction. Important information concerning the Supplemental Assessment exemption, and your right to file an Application for Value Change is located on the back. If the Supplemental Assessment is a negative amount, the Auditor may make a refund of a portion of taxes paid on assessments made on the current roll, or the roll being prepared, or both.

The amount of Supplemental Assessment is the difference between the New Full Value and the sum of 1) the Full Taxable Value on the Roll and 2) the total or Prior Supplemental Assessment(s) which have occurred during the same assessment year.

A special property tax bill, or refund, based on the amounts of the Supplemental Assessments noted below, will be mailed to the name and address noted at the top of this form. Please read the reverse side for other important supplemental assessment information and for information about your right to file an appeal on the later "regular" assessment which will be based on the "New Full Taxable Value" shown on this form.

1. Calculation of Supplemental Assessment(s)	First Supplemental Assessment Fiscal Year 2010-2011	Second Supplemental Assessment Fiscal Year
NEW FULL TAXABLE VALUE	5,500	
Less: Full Taxable Value on Roll	92,374	
Less: Amount of Prior Supplemental(s)	-83,024	
AMT. OF SUPPLEMENTAL ASSESSMENT	-3,850	

2. Exemptions:	Amount	Type
Current Roll		
Roll Being Prepared		

PROPERTY IN CALIFORNIA IS ASSESSED AT 100% OF FULL (TAXABLE) VALUE

CALIFORNIA ^{USA} DRIVER LICENSE



DL [REDACTED]

EXP 01/17/2021

LN LOSCHIAVO
FN JOHN JAMES

33386 DECADA
TEMECULA, CA 92592

DOB 01/17/1966

RSTR NONE

CLASS C
END NONE

01/17/1966

John James Loschiavo

SEX M HAIR BRN EYES HZL
HGT 6'-00" WGT 170 lb ISS
DD 01/04/2016672A3/BBFD/21 01/04/2016