

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



ITEM: 19.6
(ID # 11780)

MEETING DATE:
Tuesday, March 30, 2021


FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 494. Last assessed to: Desert Springs Hip Homes, Inc., a California Corporation, District 4. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Heirfinders Research Associates LLC, assignee for Desert Springs Hip Homes, Inc., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 664030029-2;
2. Deny the claim, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$17,038.61 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.


ACTION: Policy

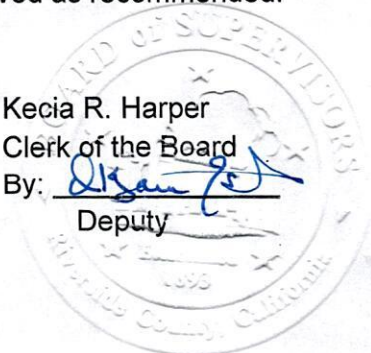

Matthew Jennings, Treasurer-Tax Collector 3/16/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, 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: March 30, 2021
xc: Treasurer

Kecia R. Harper
Clerk of the Board
By: 
Deputy



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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:	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.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest Reports to notify all parties of interest attached to the parcel.
2. Researched all last assessees through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676 (b).

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration

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STATE OF CALIFORNIA**

of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on June 21, 2017.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Heirfinders Research Associates LLC, assignee for Desert Springs Hip Homes, Inc. based on an Assignment of Right to Collect Excess Proceeds dated June 8, 2018 and a Grant Deed recorded March 21, 2007 as Instrument No. 2007-0192785.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Heirfinders Research Associates LLC, assignee for Desert Springs Hip Homes, Inc. be denied since at the time the claim was filed and at all relevant times since, the company was SOS/FTB suspended which deprives it of all rights, privileges, and powers and it has no right or authority to file an administrative claim for the excess proceeds. Since there are no other claimants the unclaimed excess proceeds in the amount of \$17,038.61 will be transferred to the County General Fund pursuant to Revenue and Taxation Code Section 4674. 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 transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Heirfinders


Stephanie Perez, Principal Management Analyst 3/23/2021


Gregory J. Priamos, Director County Counsel 2/2/2021

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

RECEIVED
2018 JUN 12 PM 1:37
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 494 Assessment No.: 664030029-2

Assessee: DESERT SPRINGS HIP HOMES INC

Situs:

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$13,550 +/- from the sale of the above mentioned real property. I/We were the lienholder(s), assignee, 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. 2007-0192785; recorded on 3/21/2007. 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.

(see included)

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 4th day of June, 2018 at Los Angeles, CA
County, State

Signature of Claimant

Michael Haney

VP of Herfinders Research Associates, LLC

Print Name

5042 Wilshire Blvd, #622

Street Address

Los Angeles, CA 90036

City, State, Zip

(323) 937-3033

Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

ACKNOWLEDGMENT

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 Los Angeles)

On June 4, 2018 before me, Luz M. Catalan, Notary Public
(insert name and title of the officer)

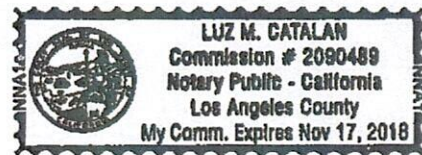
personally appeared Michael Haney
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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

(Seal)



Description of Attached document:

Title or Type of Document: CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX -DEFAULTED PROPERTY

Document Date: June 4, 2018

Assessment No.: 664030029-2

DOC # 2007-0192785

03/21/2007 08:00A Fee:10.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO

Name DESERT SPRINGS HIP HOMES INC.
Street Address 18315 GERMAIN STREET
City, State, Zip NORTHBRIDGE, CA. 91326

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM C13

NO DTT OR W

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
APN(S) 664-030-029-2 TRACT 014-067

Documentary Transfer Tax is \$0.00 (Exempt)
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale

10/ C 043

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

JANA L. DE LA CERRA, AN UNMARRIED WOMAN AND SHERI GRECO, A SINGLE WOMAN,
BOTH AS JOINT TENANTS

hereby GRANT(S) to

DESERT SPRINGS HIP HOMES INC., A CALIFORNIA CORPORATION

the following real property in the City of ---, unincorporated area of the
County of Riverside, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Dated: March 7, 2007

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

Jana L. De La Cerra
JANA L. DE LA CERRA
Sheri Greco
SHERI GRECO

CS362

STATE OF CALIFORNIA)
) ss.
COUNTY OF Los Angeles)

On March 09, 2007, before me,
Micah Holland Notary Public,
personally appeared JANA L. DE LA CERRA AND SHERI GRECO 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/hers/their authorized capacity(ies) and that by his/hers/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.

FOR NOTARY SEAL OR STAMP



Signature Micah Holland

EXHIBIT "A"

THAT PORTION OF THE SW ¼ OF SECTION 27, T 2 S, R 4 E, S.P.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 16, AS SHOWN ON RECORD OF SURVEY ENTITLED "RECORD OF SURVEY OF THE SW ¼ OF SECTION 27, T 2 S, R 4 E, S.B.B. & M" ON FILE IN BOX 20, PAGE 15 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

APN. 664-030-029-2

TRACT 014-067



HEIRFINDERS RESEARCH ASSOCIATES

Inheritance and Lost Funds Recovery

June 8, 2018

Don Kent, Treasurer-Tax Collector
4080 Lemon St
Riverside, CA 92501
Attention: Excess Proceeds

Start with Trust



Member of the
Better Business Bureau

Member
National Genealogical Society

RE: Tax Sale Number: TC209
Parcel Number: 664030029
Sale Dates: 5/2/2017
Deeds Recorded: 6/21/2017
Name of Claimant: Heirfinders Research Associates, LLC
Amount of Claim: +/- \$17,550.00 (100% of excess proceeds)

Dear Sir or Ma'am,

Enclosed please find an Excess Proceeds claim form for overage funds representing 100% of the above-referenced tax sale.

I enclose a list of the documents in support of this claim.

Also enclosed is a return envelope for any original documents once the claims process is completed.

If you have any questions, please do not hesitate to call or email.

Thank you for your kind assistance in this matter.

All my best,

Michael Haney, Vice President

HRA Claim Number: 402677451

LICENSED - BONDED - INSURED

5042 Wilshire Blvd. Suite 622, Los Angeles, CA 90036
Phone (323) 937-3033 Toll free (888) 281-4347 Toll-free fax (866) 292-8453
mhaney@gotomyclaim.com GoToMyClaim.com



HEIRFINDERS RESEARCH ASSOCIATES

Inheritance and Lost Funds Recovery

Tax Sale Number: TC209
Parcel Number: 664030029
Sale Dates: 5/2/2017
Deeds Recorded: 6/21/2017

DOCUMENTS SUBMITTED FOR EXCESS PROCEEDS CLAIM

- Claim for Excess Proceeds form signed and notarized by Michael Haney
- Copy of Grant Deed dated 3/21/2007
- Assignment of Rights to Claim Excess Proceeds signed and notarized by Sheri L. Greco, and signed and notarized by Michael Haney
- Declarations of One and the Same Person(s), signed and notarized by Sheri L. Greco
- Sheri L. Greco identification card copy

FOR DESERT SPRINGS HIP HOMES INC.:

- Copy of Articles of Incorporation
- Copy of Statement of Information

HEIRFINDERS RESEARCH ASSOCIATES, LLC DOCUMENTS

- Michael Haney driver's license copy
- Heirfinders Research Associates, LLC Articles of Organization (listing Michael Haney as Organizer)
- Heirfinders Research Associates, LLC Operating Agreement (signed by Michael Haney as Executive Manager and Member)
- Heirfinders Research Associates, LLC Statement of Information
- Heirfinders Research Associates, LLC Certificate of Status
- Heirfinders Research Associates, LLC Certified Resolution
- Heirfinders Research Associates, LLC City of Los Angeles business license
- Heirfinders Research Associates, LLC IRS W-9 form

LICENSED – BONDED – INSURED

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Phone (323) 937-3033 Toll free (888) 281-4347 Toll-free fax (866) 292-8453
mhaney@gotomyclaim.com GoToMyClaim.com

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Heirfinders Research Associates LLC my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 664030029 sold at public auction on 5/2/2017. I understand that the total of excess proceeds available for refund is \$ 17,550.00 and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Sheri L. Greco
(Signature of Party of Interest/Assignor)

Sheri L. Greco, CFO of Desert Springs Hip Homes, Inc.
(Name Printed)

18315 Germain Street
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles

Porter Ranch, CA 91326
(City/State/Zip)

818-209-1308
(Area Code/Telephone Number)

On May 23, 2018, before me, Rachel J. Garcia, personally appeared Sheri L. Greco, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Rachel J. Garcia
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

Michael Haney
(Signature of Assignee)

Michael Haney
(Name Printed)

5042 Wilshire Blvd Ste 622
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF _____

Los Angeles, CA 90036
(City/State/Zip)

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Haney, 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.

WITNESS my hand and official seal.

(Signature of Notary)

See Attached
(This area for official seal)

ACKNOWLEDGMENT

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 Los Angeles)

On June 8, 2018 before me, Luz M. Catalan, Notary Public
(insert name and title of the officer)

personally appeared Michael Haney
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.

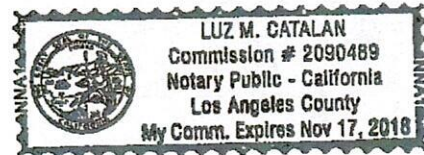
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Description of Attached document:

Title or Type of Document: ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

Document Date: June 8, 2018

ASSESSMENT NUMBER: 664030029

Alex Padilla
California Secretary of State

Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Wednesday, January 15, 2020. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

C2783302 DESERT SPRINGS HIP HOMES INC.

Registration Date:	07/19/2005
Jurisdiction:	CALIFORNIA
Entity Type:	DOMESTIC STOCK
Status:	FTB SUSPENDED
Agent for Service of Process:	SHERI L CRECO 18315 GERMAIN ST NORTHRIDGE CA 91326
Entity Address:	18315 GERMAIN ST NORTHRIDGE CA 91326
Entity Mailing Address:	18315 GERMAIN ST NORTHRIDGE CA 91326

Document Type	↕ File Date	↓ PDF
SI-NO CHANGE	08/01/2011	
SI-COMPLETE	10/07/2005	
REGISTRATION	07/19/2005	

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

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