

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



**ITEM: 19.7  
(ID # 14967)**

**MEETING DATE:**

Tuesday, July 27, 2021

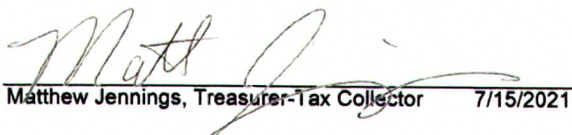
**FROM:** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 655. Last assessed to: Coachella Valley Land Company, Inc., a California Corporation, District 4. [\$24,259-100% Fund 65595 Excess Proceeds from Tax Sale]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from Michael Petersen for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 612081069-7;
2. Deny the claim from the County of Riverside, Treasurer-Tax Collector's Office for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 612081069-7;
3. Deny the claim from Leonard's Carpet Service, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 612081069-7;
4. Authorize and direct the Auditor-Controller to issue a warrant to Michael Petersen in the amount of \$24,259.30, 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 7/15/2021

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Hewitt 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: July 27, 2021  
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>	\$24,259	\$ 0	\$24,259	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: 100% Fund 65595 Excess Proceeds from Tax Sale.</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	21/22

**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 01, 2018 public auction tax sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. 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 18, 2018 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 three claims for excess proceeds:

1. Claim from Michael Petersen based on an Abstract of Judgement recorded October 15, 2008 as Instrument No. 2008-0553335 and re-recorded July 9, 2018 as Instrument No. 2018-0276653.
2. Claim from the County of Riverside, Treasurer-Tax Collector's Office based on a Certificate of Lien recorded March 31, 2008 as Instrument No. 2008-0158884 and re-recorded February 9, 2018 as Instrument No. 2018-0050432.
3. Claim from Leonard's Carpet Service, Inc. based on an Abstract of Judgement recorded January 22, 2009 as Instrument No. 2009-0031693.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Michael Petersen be awarded excess proceeds in the amount of \$24,259.30. This office further recommends that the claim from the County of Riverside, Treasurer-Tax Collector's Office be denied because the claim was withdrawn due to a determination subsequent to the filing of the claim that the claimant is not a party in interest. Since the amount claimed by Michael Petersen exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from Leonard's Carpet Service, Inc. Supporting documentation has been provided. The Tax Collector requests

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

approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Residents and Businesses**

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

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

**ATTACHMENT A. Claim Petersen**

**ATTACHMENT B. Claim TTC**

**ATTACHMENT C. Claim LCS**



Stephanie Petersen, Principal Management Analyst 7/21/2021

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 655 Assessment Number: 612081069-7

Assessee: COACHELLA VALLEY LAND CO

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

RECEIVED  
2018 JUL 26 PM 4:49  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$101,646.13 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. 2008-0553335; recorded on 10/15/08. 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.

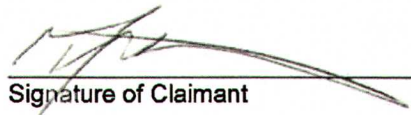
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Abstract of Judgment, Doc. No. 2008-0553335;  
Notice of Renewal of Judgment Doc. No. 2018-0276653;  
Acknowledgment of Assignment of Judgment.

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 23rd day of July, 2018 at Riverside County, CA  
County, State

  
Signature of Claimant

Michael Petersen  
Print Name

103 Tesori Dr.  
Street Address

Palm Desert, CA 92211  
City, State, Zip

760-779-8688  
Phone Number

diversifiedanb@aol.com  
Email Address

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

Email Address



EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):  
 Recording requested by and return to: **760-779-8688**  
**Michael Petersen**  
**41765 Largo**  
**Palm Desert, CA 92211**

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

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SUPERIOR COURT OF CALIFORNIA, COUNTY OF **Riverside**  
 STREET ADDRESS: **46200 Oasis St.**  
 MAILING ADDRESS:  
 CITY AND ZIP CODE: **Indio, CA 92201**  
 BRANCH NAME: **Indio Branch**

PLAINTIFF: **An Affair With Plants And Flowers** CASE NUMBER: **INC 075541**

DEFENDANT: **Centennial Homes Inc. & Coachella Valley Land Co.**

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**  Amended

FOR COURT USE ONLY

15-  
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811

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

**Centennial Homes Inc.**  
**2 Ranch Road**  
**Novato, CA 94945**

b. Driver's license no. [last 4 digits] and state:

Unknown

c. Social security no. [last 4 digits]:

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

2.  Information on additional judgment debtors is shown on page 2.

4.  Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

**Michael Petersen**  
**41765 Largo, Palm Desert, CA 92211**

5.  Original abstract recorded in this county:

a. Date:  
 b. Instrument No.:

Date:

**Michael Petersen-Assignee In Pro Per**

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
**\$ \$101,646.13**

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

8. a. Judgment entered on (date): **September 23, 2008**

b. In favor of (name and address):

b. Renewal entered on (date):

9.  This judgment is an installment judgment.

11. A stay of enforcement has

a.  not been ordered by the court.

b.  been ordered by the court effective until (date):

12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.

b.  A certified copy of the judgment is attached.



This abstract issued on (date):

**OCT 14 2008**

Clerk, by **R. Masari**, Deputy

PLAINTIFF: An Affair With Plants And Flowers	CASE NUMBER:
DEFENDANT: Centennial Homes Inc. & Coachella Valley Land Co.	INC 075541

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

17. Name and last known address

Coachella Valley Land Company  
2 Ranch Road  
Novato, CA 94945

[ ]

Driver's license no. [last 4 digits] and state:  Unknown

Driver's license no. [last 4 digits] and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

18. Name and last known address

19. Name and last known address

[ ]

[ ]

Driver's license no. [last 4 digits] and state:  Unknown

Driver's license no. [last 4 digits] and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

20.  Continued on Attachment 20.





LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

[www.riversideacr.com](http://www.riversideacr.com)

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

*Superior Court of California,  
Eureka, County of Riverside*

2008-0533335  
10/15/2008 09:00A  
2 of 3



Date: 10/14/08  
Signature: *[Signature]*  
Print Name: Michael Peterson

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:  
AND MAIL TAX STATEMENTS TO:

*Michael Petersen*  
*P.O. Box 11353*  
*Palm Desert, CA*  
*92255*

**2018-0276653**

07/09/2018 02:48 PM Fee: \$ 101.00

Page 1 of 5

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



*RC*

Space above this line for recorder's use only

*Notice of Renewal of Judgment*  
Title of Document

*#213*

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

**Exemption reason declared pursuant to Government Code 27388.1**

- This document is a transfer that is subject to the imposition of documentary transfer tax.
- This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.  
Document reference: \_\_\_\_\_
- This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.  
Document reference: \_\_\_\_\_

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)**

*Original Copy*



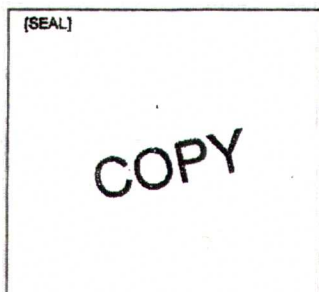
ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) <b>Michael Petersen</b> P.O. Box 11333 Palm Desert, CA 92255	TELEPHONE NO.: <b>760-779-8688</b>	FOR COURT USE ONLY  <b>FILED</b> SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE  <b>JUN 22 2018</b>  <b>Stacy Antonacci</b>
ATTORNEY FOR (Name): <b>Michael Petersen, Assignee of record in pro per</b>		
NAME OF COURT: <b>Superior Court of California, County of Riverside</b> STREET ADDRESS: <b>3255 Tahquitz Canyon Way</b> MAILING ADDRESS: <b>Palm Springs, CA 92262</b> CITY AND ZIP CODE: BRANCH NAME: <b>Palm Springs</b>		
PLAINTIFF: <b>An Affair With Plants And Flowers</b>  DEFENDANT: <b>Centennial Homes Inc., et. al.</b>		CASE NUMBER: <b>INC 075541</b>
<b>NOTICE OF RENEWAL OF JUDGMENT</b>		

TO JUDGMENT DEBTOR (name): **Centennial Homes Inc.**

1. **This renewal extends** the period of enforceability of the judgment until 10 years from the date the application for renewal was filed.
2. **If you object** to this renewal, you may make a motion to vacate or modify the renewal with this court.
3. You must make this motion **within 30 days** after service of this notice on you.
4. A copy of the *Application for and Renewal of Judgment* is attached (*Cal. Rules of Court, rule 3.1900*).

Date: **6-22-18**

Clerk, by **Stacy Antonacci**, Deputy



See CCP 683.160 for information on method of service

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):

After recording, return to:  
Michael Petersen  
P.O. Box 11333  
Palm Desert, CA 92255

TEL NO.: 760-779-8686 FAX NO. (optional): 760-779-8678

E-MAIL ADDRESS (Optional):

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside

STREET ADDRESS: 3255 Tahquitz Canyon Way

MAILING ADDRESS: Palm Springs, CA 92262

CITY AND ZIP CODE:

BRANCH NAME: Palm Springs

FOR RECORDER'S USE ONLY

PLAINTIFF: An Affair With Plants And Flowers  
DEFENDANT: Centennial Homes, Inc., et. al.

CASE NUMBER:  
INC 075541

APPLICATION FOR AND RENEWAL OF JUDGMENT

FOR COURT USE ONLY

FILED  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

JUN 22 2018

Stacy Antonacci

Judgment creditor

Assignee of record

applies for renewal of the judgment as follows:

1. Applicant (name and address):  
Michael Petersen  
P.O. Box 11333, Palm Desert, CA 92255
2. Judgment debtor (name and last known address):  
Centennial Homes, Inc.  
2658 Bridgeway, Ste. 100, Sausalito, CA 94965
3. Original judgment
  - a. Case number (specify): INC 075541
  - b. Entered on (date): September 23, 2008
  - c. Recorded: Abstract Of Judgment
    - (1) Date: 10/2008
    - (2) County: Riverside
    - (3) Instrument No.: 2008-0553335
4.  Judgment previously renewed (specify each case number and date):
5.  Renewal of money judgment
 

a. Total judgment	\$ 101,646.13
b. Costs after judgment	\$ 0
c. Subtotal (add a and b)	\$ 101,646.13
d. Credits after judgment	\$ 0
e. Subtotal (subtract d from c)	\$ 101,646.13
f. Interest after judgment	\$ 99,104.85
g. Fee for filing renewal application	\$ 30.00
h. Total renewed judgment (add e, f, and g)	\$ 200,780.98

  - i.  The amounts called for in items a-h are different for each debtor.  
These amounts are stated for each debtor on Attachment 5.

SHORT TITLE:

CASE NUMBER:  
INC 075541

6.  Renewal of judgment for  possession.  
 sale.

a.  If judgment was not previously renewed, terms of judgment as entered:

Money judgment in the amount of \$101,646.13

b.  If judgment was previously renewed, terms of judgment as last renewed:

c.  Terms of judgment remaining unsatisfied:

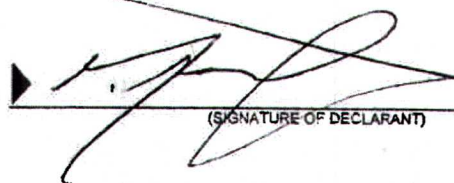
Money judgment plus accrued interest in the amount of \$200,780.98

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

Date: 06/22/12

Michael Petersen

(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

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**PROOF OF SERVICE**

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I am employed in the County of Riverside, State of California. I am over the age of 18 and not a party to the within action. My business address is P.O. Box 11333, Palm Desert, CA, 92255.

On June 27, 2018, I served the within documents(s) described as:

NOTICE OF RENWAL OF JUDGMENT

on all interested parties in this action by placing a true and correct copy thereof, enclosed in a sealed envelope addressed as follows:

Centennial Homes Inc.  
Attn: Daniel H. Morgan  
2658 Bridgeway, Ste. 100  
Sausalito, CA 94965

MAIL: By placing a true and correct copy thereof enclosed in a sealed envelope, addressed as set forth above, with the U.S. Postal Service on that same day, with a postage thereon fully prepaid, at Palm Desert, California in the ordinary course of business. I am aware that on a motion of the party servéd, service is presumed invalid if the postal cancellation date or postage meter date is more than one day after the date of deposit for mailing as listed on this affidavit;

FAX: By transmitting a true and correct copy thereof by telecopier to the person or office, as indicated, at the address and telecopier number set forth above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 27th. day of June, 2018, at Palm Desert, California.

  
\_\_\_\_\_  
MONIKA RADEVA

**Marquez, Miriam C.**

---

**From:** Michael Petersen <diversifiedarb@aol.com>  
**Sent:** Monday, April 5, 2021 12:08 PM  
**To:** RCTTC Excess Proceeds  
**Subject:** Re: Assessment no. 612081069-7  
**Attachments:** Abt. of judg.-10-15-08\_20210405\_115906.pdf; Renewel of Judge-07-09-18\_20210405\_120046.pdf

Ms. Marquez,

I have previously submitted the requested documents, but per your request, please find attached hereto the following:

Abstract of Judgment recorded 10-15-2008, in the amount of \$101,646.13;

Notice of Renewal of Judgment recorded 07-22-2018, in the amount of \$200,780.98

I do not have an exact amount owed for the date of sale, which occurred 50 days before the above referenced renewal but my understanding is that the original abstract recorded in 2008 is far more than the money available. Please let me know what the amount of the tax proceeds will be disbursed to me and when. Thank you.

Michael Petersen'  
760-779-8688

In a message dated 4/5/2021 11:36:02 AM Pacific Standard Time, RCTTCExcessProceeds@rivco.org writes:

EP 212 Item 655

612081069-7

Date of Sale: May 1, 2018

Good morning Mr. Petersen,

Please provide an Updated Statement of Monies owed as of the date of the sale for the above referenced file.

Kindest Regards,

*Miriam C. Marquez*

Sr. Accounting Assistant

Tax Sale Operations/Excess Proceeds



OFFICE OF THE TREASURER-TAX COLLECTOR  
RIVERSIDE COUNTY CALIFORNIA

Tel 951 955-3336/Fax 951 955-3990

\*4/10 Fridays off

---

**From:** Potenciano, Adrian

**Sent:** Monday, April 5, 2021 11:25 AM

**To:** Michael Petersen <diversifiedarb@aol.com>; RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>;  
Thomas, Michael <MCthomas@rivco.org>

**Subject:** RE: Assessment no. 612081069-7

Hi Mr. Peterson,

Miriam in our office will be emailing you shortly on a request for an Updated Statement of Monies owed. This can be a simple reply back by email. Once, she received your reply, we can start the process of moving your file along.

Thank you,

Adrian Potenciano

Deputy Treasurer-Tax Collector

Tax Sale, Bankruptcy and Tax Enforcement

Riverside County Treasurer-Tax Collector

**From:** Michael Petersen <diversifiedarb@aol.com>  
**Sent:** Saturday, April 3, 2021 12:39 PM  
**To:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>; Potenciano, Adrian <APotenciano@RIVCO.ORG>; Thomas, Michael <MCthomas@rivco.org>  
**Subject:** Assessment no. 612081069-7

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Potenciano,

I am inquiring on the excess proceeds on the above referenced tax sale. My understanding is that there is \$24,259.30 being held by your office for distribution to creditors. I believe I am the first creditor in line, with a recorded lien of over 101,000.00. It has now been over three years that the county has been holding my money. Please give the status of when I can expect payment.

Michael Petersen

760-779-8688

#### 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. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 655 Assessment No.: 612081069-7

Assessee: COACHELLA VALLEY LAND CO

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

RECEIVED  
2018 AUG -8 PH 3:45  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5218.42 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. See attached 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.

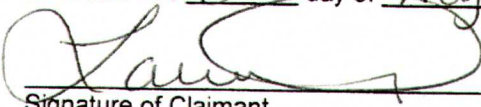
**NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.**

*See 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 8<sup>th</sup> day of August, 2018 at Riverside, CA  
County, State

  
Signature of Claimant

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

Print Name Return to  
JON CHRISTENSEN  
County Treasurer-Tax Collector  
Street Address P.O. Box 12005  
Riverside, California 92502-2205  
City, State, Zip  
Phone Number

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
City, State, Zip  
\_\_\_\_\_  
Phone Number



PAUL McDONNELL  
TAX COLLECTOR  
County Administrative Center  
4080 Lemon St. - 4th Floor  
Riverside, California

Mailing Address  
P.O. Box 12005  
Riverside, CA 92502-2205

DOC # 2008-0158884  
03/31/2008 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



(Space above this line for Recorder's use)

**CERTIFICATE OF LIEN**

(Filed for Record Pursuant to Section 2191.3 et seq., Revenue and Taxation Code)

M  
023  
023

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) §§

NO. **0142640**

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, do hereby certify that there is on record in my office unpaid delinquent unsecured property taxes, which were duly assessed, computed and levied for the fiscal year 1995, in compliance with the provisions of Division 1, Part 5, of the Revenue and Taxation Code, in the amounts stated herein, together with penalties levied pursuant to sections 2921.5 and 2922 of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS	TAX RATE AREA	ASSESSMENT NUMBER	TAX	PENALTY
COACHELLA VALLEY LAND P O BOX 2988 PALM DESERT CA 92261	020-130	000904252-4	\$484.64	\$0.00

From and after the time of filing this certificate of lien for record, the total amount required to be paid by the person or persons named constitutes a lien upon all personal property and real property now owned by said person or persons, or that may subsequently be acquired by them before the date on which this lien expires.

This lien has the force, effect and priority of a judgement lien for ten (10) years from the time of the recording of this instrument, unless sooner released or otherwise discharged.

This "CERTIFICATE OF LIEN" is herewith filed for record for the express purpose of extending that certain lien obtained under the original certificate recorded on March 3, 1998, Document #75739 of Official Records of Riverside County, California.

Dated March 24, 2008.

PAUL McDONNELL, Tax Collector

By Corrie Cordeau, Deputy

Recorded without acknowledgement pursuant to the provisions of Section 27282 of the Government Code.

TC 119 (11/98)

JON CHRISTENSEN  
TAX COLLECTOR  
County Administrative Center  
4080 Lemon St. - 4th Floor  
Riverside, California

Mailing Address  
P.O. Box 12005  
Riverside, CA 92502-2205

**2018-0050432**

02/09/2018 08:00 AM Fee: \$ 0.00

Page 1 of 1

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



(Space above this line for Recorder's use) **007**

### CERTIFICATE OF LIEN

(Filed for Record Pursuant to Section 2191.3 et seq., Revenue and Taxation Code)

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) §§

NO. **0142640**

I, Jon Christensen, Tax Collector of the County of Riverside, State of California, do hereby certify that there is on record in my office unpaid delinquent unsecured property taxes, which were duly assessed, computed and levied for the fiscal year 1995, in compliance with the provisions of Division 1, Part 5, of the Revenue and Taxation Code, in the amounts stated herein, together with penalties levied pursuant to sections 2921.5 and 2922 of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS	TAX RATE AREA	ASSESSMENT NUMBER	TAX	PENALTY
COACHELLA VALLEY LAND P O BOX 2988 PALM DESERT CA 92261	020-121	000904252-4	\$484.64	\$0.00

From and after the time of filing this certificate of lien for record, the total amount required to be paid by the person or persons named constitutes a lien upon all personal property and real property now owned by said person or persons, or that may subsequently be acquired by them before the date on which this lien expires.

This lien has the force, effect and priority of a judgement lien for ten (10) years from the time of the recording of this instrument, unless sooner released or otherwise discharged.

This "CERTIFICATE OF LIEN" is herewith filed for record for the express purpose of extending that certain lien obtained under the original certificate recorded on 03/31/2008, Document #000020080158884 of Official Records of Riverside County, California.

Dated February 1, 2018.

JON CHRISTENSEN, Tax Collector

By Rudy Ayon, Deputy

Recorded without acknowledgement pursuant to the provisions of Section 27282 of the Government Code.

INQUHIST 000904252-4 1995

08/08/2018 09:43:09 PAGE: 1

ASMTNBR: 000904252-4 YR: 1995 INPUT/PAY-DT: 05/30/2018 BAL-DUE: 2,473.54  
PARCEL: 774-064-022-4 TRA: 020-121 BILLNBR: 199534856 TAX CODE 0-00

ASSESSEE: COACHELLA VALLEY LAND  
MAILNAME: C/O CVL MGMT TAMPICO REALTY  
MAILADDR: P O BOX 2988 PALM DESERT CA 92261  
SITUS: 53205 AVENIDA NAVARRO LA QUINTA 92253  
ASMTDESC: PROP ACQ BY REDEV AGENCY CITY OF LA QUINTA 255386  
PRCLDESC: LOT 10 BLK 205 MB FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS

AUD RT: 2921.50 ORG-DT: 04/15/1996 COMP-DT: 04/16/1996 NBR: 0025182

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
E N F O R C E M E N T      A C T I O N S      \* \* \* \* \*

CTY: 33 LIEN NBR: 0142640 DOC: 075739  
PRNT: RECD: 03/03/1998 RELD:  
CTY: 33 LIEN NBR: 0142640 DOC: 000020080158884  
PRNT: RECD: 03/31/2008 RELD:  
CTY: 33 LIEN NBR: 0142640 DOC: 000020180050432  
PRNT: RECD: 02/09/2018 RELD:  
NAME: COACHELLA VALLEY LAND  
ADDRESS: P O BOX 2988 PALM DESERT CA 92261

CTY: 33 SUMMARY NBR: 0098379 DOC: 212371  
PRNT: RECD: 05/26/1998 RELD:  
NAME: COACHELLA VALLEY LAND  
ADDRESS: P O BOX 2988 PALM DESERT CA 92261

\* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
INPUT/PAY-DT: 05/30/2018  
\* \* \* \* \* C H A R G E S      A N D      P A Y M E N T      H I S T O R Y      \* \* \* \* \*

TAX CODE 0-00				
DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
04/01/1996	TAXES		484.64	484.64
	DELQ PENALTY		.00	484.64
05/26/1998	SUMMARY FEES		23.00	507.64
05/26/1998	LIEN FEES		54.00	561.64
05/30/2018	ACCRUED PENALTY		1,911.90	2,473.54

Tax Information

774064022

Notes (1) Refresh New Search List Clear



PIN:	<u>774064022</u>	TAG:	020-121 LA QUINTA	Current owner:	<b>LOUTSENHIZER KIM ANN</b>
AIN:	774064022	TAG Rate:	1.2133700000	Ownership type:	<b>Sole Owner</b>
Status:	<b>Active, 1/1/2012 12:00:36 AM</b> Reason:	TIF:	02-2376-RDV RDV CITY OF LA QUINTA SB211	Situs address:	<b>53205 AVENIDA NAVARRO</b>
Geocode:	774064022	County:	33-Riverside	Description:	<b>LOT 10 BLK 205 MB 019/038(....)</b>
Rev acct:	<u>00774064022</u>	Case:		Class:	<b>Single Family Dwelling</b>
Tax sale:		Pmt pln:		Roll type:	<b>Real</b>
Last transfer:	<u>6/14/2006 12:00:22 AM</u>	ACH pln:		eBilling Registration:	<b>0</b>

Year/Bill 1995-1995774064022-A@ | \*Secured Annual Tax Bill - 2 Installments\* | Print | Email | Print Stmt | Bill Detail

<b>Total Due</b>	<b>05/01/2018</b>
Current	\$0.00
Delinquent	\$2,565.59
<b>Total Unsecured</b>	<b>\$2,565.59</b>
Adv/Surplus	\$0.00
Discount	\$0.00
<b>Total Due</b>	<b>\$2,565.59</b>

Bill type: Original - Actual - Secured	Owner of record: COACHELLA VALLEY LAND 74225 HIGHWAY 111 STE C PALM DESERT CA 92260	Additional Owners:
Bill dates: <u>September 15, 1995</u>	Communication:	
Amount:	TAG: 020-015 LA QUINTA	
Paid date:	TAG Rate: 1.1355600000	
Receipt:		
Sequence no: 0		
Paid by:		
Decal no:		

Description: LOT 10 BLK 205 MB 019/038 SANTA CARMELITA VALE LA QUINTA UNIT 20

<b>Values/Exemptions</b>	
FBYVByCT	88,256 USD

Charge Summary					Detail
Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings	
0.00	0.00	0.00	0.00	0.00	

Bill Information

774064022

Notes (1) Tax Info Refresh New Search List Close



PIN: **774064022** TAG: **020-121 LA QUINTA** Current owner: **LOUTSENHIZER KIM ANN**  
 AIN: **774064022** TAG Rate: **1.2133700000** Ownership type: **Sole Owner**  
 Status: **Active, 1/1/2012** TIF: **02-2376-RDV RDV CITY OF LA QUINTA SB211** Situs address: **53205 AVENIDA NAVARRO**  
           **12:00:36 AM** Reason:   
 Geocode: **774064022** County: **33-Riverside** Description: **LOT 10 BLK 205 MB 019/038(...)**  
 Rev acct: **00774064022** Case:   
 Tax sale:   
 Last transfer: **6/14/2006 12:00:22 AM** ACH pln:   
 Roll type: **Real**  
 eBilling Registration: **0**

Filter by

Year   Bill type  Collection Type  Go

Bill Detail

As of 05/01/2018

\*Secured Annual Tax Bill - 2 Installments\*

Print | Print Stmt

<input type="checkbox"/>	Year	Bill No	Bill Type	Collection Type	Net	Fee	Penalty	Interest/Dis c	Amt Paid	Amt Due
<input type="checkbox"/>	1995	199534856-A	Original	Unsecured	\$484.64	\$77.00	\$48.43	\$1,955.52	\$0.00	\$2,565.59
				Total	\$484.64	\$77.00	\$48.43	\$1,955.52	\$0.00	\$2,565.59

1827177.2018.3

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

RECEIVED  
2018 AUG 20 PM 2:24  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 655 Assessment Number: 612081069-7

Assessee: COACHELLA VALLEY LAND CO

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$148,836.32 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. 2008-0031683; recorded on 01/22/2009. 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.**

Declaration of Joe Buzzo and exhibits thereto; Judgment dated December 19, 2008 in Orange County Case No. 30-2008-00106339-CU-8C-CR; abstract of judgment recorded January 22, 2009 in Riverside County Official records doc no. 2009-0031683; Application for and Renewal of Judgment filed July 31, 2018; Notice of Renewal of Judgment issued August 1, 2018

If the property is held in Joint Tenancy, the tax sale 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 August day of 2018 at Anaheim County, State

Signature of Claimant  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
City, State, Zip  
\_\_\_\_\_  
Phone Number  
\_\_\_\_\_  
Email Address  
\_\_\_\_\_

Signature of Claimant  
[Signature]  
Print Name  
Joe Buzzo for Leonard's Carpet Service, Inc.  
Street Address  
1121 Red Gum Street  
City, State, Zip  
Anaheim, CA 92806  
Phone Number  
714/630-1930  
Email Address  
jbuzzo@leonardsservices.com



EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

Charles W. Parret (77696)
King Parret & Droste
450 Newport Center Drive, Suite 500
Newport Beach, CA 92660
(949) 644-3400

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Orange
STREET ADDRESS: 700 Civic Center Drive West
MAILING ADDRESS:
CITY AND ZIP CODE: Santa Ana, CA 92701
BRANCH NAME: Central Justice Center

Table with columns: S, R, U, PAGE, SIZE, DA, MISC, LONG, RFD, COPY. Includes handwritten '2' in PAGE and '006' in COPY.

12
M
006

PLAINTIFF: Leonard's Carpet Service, Inc., a California corporation

CASE NUMBER:

30-2008-00106338-CU-BC-CJC

DEFENDANT: Centennial Homes, Inc., et al.

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

FOR COURT USE ONLY

1. The judgment creditor applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Centennial Homes, Inc.
c/o Jana Castro, Agent authorized for service
1500 11th Street, 3rd Fl., Sacramento, CA 95815

b. Driver's license no. [last 4 digits] and state:

c. Social security no. [last 4 digits]:

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): Centennial Homes, Inc., Agent authorized for service by Jana Castro
1500 11th Street, 3rd Floor, Sacramento, CA 95815

Unknown

Unknown

2. Information on additional judgment debtors is shown on page 2.

4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address): See next page.

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: December 24, 2008

Charles W. Parret

(TYPE OR PRINT NAME)

[Signature]

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed: \$ 78,740.15

10. An execution lien attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 19, 2008

b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

12. a. I certify that this is a true and correct abstract of the judgment entered in this action.

b. A certified copy of the judgment is attached.



This abstract issued on (date):

JAN 16 2009

ALAN CARLSON
Clerk, by

BEVERLY RYAN, Deputy

PLAINTIFF: Leonard's Carpet Service, Inc., a California corporation

CASE NUMBER:

30-2008-00106338-CU-BC-CJC

DEFENDANT: Centennial Homes, Inc., et al.

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (*name and address*):

Leonard's Carpet Service, Inc.  
c/o King Parret & Droste  
450 Newport Center Drive, Suite 500  
Newport Beach, CA 92660

14. Judgment creditor (*name and address*):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Coachella Valley Land Company, Inc.  
c/o Jana Castro, Agent authorized for service  
1500 11th Street, 3rd Fl., Sacramento CA 95815

Driver's license no. [last 4 digits]  
and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (*address*):

Coachella Valley Land Company, Inc.  
Agent authorized for service by Jana Castro  
1500 11th Street, 3rd Floor  
Sacramento, CA 95815

17. Name and last known address

Driver's license no. [last 4 digits]  
and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits]  
and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no. [last 4 digits]  
and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (*address*):

20.  Continued on Attachment 20.