

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**19.10**

(1)

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Treasurer- Tax Collector regarding Distribution of Excess Proceeds for Tax Sale No. 209, Item 397. Last assessed to: Quail Avenue, LLC, a Nevada Limited Liability Company, District 4, is approved as recommended.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

(2)

On Motion of Supervisor Washington, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter be reconsidered.

Roll Call:

Ayes: Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: Jeffries

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 16, 2021, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: November 16, 2021  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
**19.10**

xc: Tax Collector

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



ITEM: 19.10  
(ID # 11155)

**MEETING DATE:**  
Tuesday, November 16, 2021

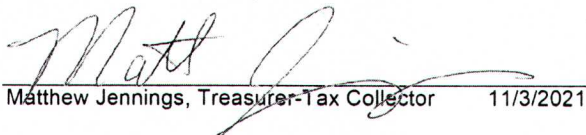
**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 397. Last assessed to: Quail Avenue, LLC, a Nevada Limited Liability Company. District 4. [\$96,954-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Global Discoveries, LTD, assignee for Quail Avenue, LLC for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 612110035-5;
2. Authorize and direct the Auditor-Controller to issue a warrant to Global Discoveries, LTD, assignee for Quail Avenue, LLC in the amount of \$96,954.93, 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 11/3/2021

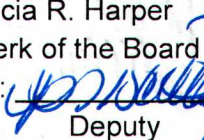
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**MINUTES OF THE BOARD OF SUPERVISORS**

(3)

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: Jeffries  
Date: November 16, 2021  
xc: Tax-Collector

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>	\$96,954	\$ 0	\$96,954	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: 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 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 lot book reports as well as Assessor's and Recorder's records, and various research methods were 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 Global Discoveries, LTD, assignee for Quail Avenue, LLC based on an Assignment of Right to Collect Excess Proceeds dated May 11, 2021 and a Grant Deed recorded November 29, 2005 as Instrument No. 2005-0981296.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, LTD, assignee for Quail Avenue, LLC be awarded excess proceeds in the amount of \$96,954.93. 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 Global**

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



Stephanie P., Principal Management Analyst 11/10/2021



Ph: 209-593-3900 or 800-370-0372 | Fx: 209-549-9299 | Info@gd-ltd.com

1120 15th Street, Suite A | Modesto, CA 95354

2018 MAR 21 10:53  
RIVERSIDE COUNTY  
TREAS. TAX COLLECTOR

**CLAIM SUMMARY**

Date: March 12, 2018  
To: Riverside County Treasurer and Tax Collector  
Assessors Parcel Number: 612110035-5  
Last Assessee: QUAIL AVE  
Sale Date: 4/27/2017  
TC: TC209  
Item Number: 397  
Deadline: 6/21/2018

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Grant Deed granting interest to Quail Avenue, LLC as Document Number: 2005-0981296 Recorded on 11/29/2005 in Riverside County, CA.
2. Entire Corporate file including Certificate of Status for Quail Avenue, LLC.
3. Business Entity Information for Quail Avenue, LLC. from the Nevada Secretary of State website showing that the company is currently active.
4. Limited Liability Certificate signed by Cecil Hallinan and Richard Hallinan giving Jim Clark authority to act on behalf of the company.
5. Affidavit
6. Assignment of Rights To Collect Excess Proceeds signed by Quail Avenue LLC
7. Claim form(s) signed by Global Discoveries
8. Photo ID and Business Card for: James Clark

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$96,954.93 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

**Certified Tracking Number: 7017-1450-0000-8509-2362**



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

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 612110035-5

Tax Sale Number: TC209

Item Number: 397

Date of Sale: 4/27/2017

The undersigned claimant, Global Discoveries, Ltd., claims \$96,954.93+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

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

Executed this 15<sup>TH</sup> day of MARCH, 2018 at Modesto, California.

By: Jed Byerly

Jed Byerly, Managing Member  
Global Discoveries Ltd. Tax ID  
P.O. Box 1748  
Modesto, CA 95353-1748

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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 Stanislaus

On 3/15/18 before me, Maria Mendoza Notary Public, personally appeared Jed Byerly (Date) (here insert name and title of the officer)

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.

Maria Mendoza (seal)  
Signature of Notary Public



RECEIVED  
GLOBAL DISCOVERIES, LTD  
2021 MAY 12 PM 4:03  
1120 13th Street, Suite A | Modesto, CA 95354  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Ph: 209-593-3900 or 800-370-0372 | Fx: 209-549-9299 | Info@gd-ltd.com

May 11, 2021

Via Overnight

Ana Galindo  
Tax Sale Operations-Excess Proceeds Dept  
Riverside County  
4080 Lemon St. 4th Floor  
Riverside, CA 92501

APN(s): 612-110-035-5  
Sale Date: 4/27/2017

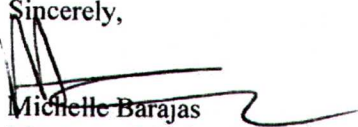
Dear Ms. Galindo:

On March 15, 2018 Global Discoveries, Ltd. Previously submitted a claim on behalf of Quail Avenue LLC for the Excess Proceeds available for above referenced property. Enclosed please find additional supporting documentation that applies to the above referenced parcel:

- **Original signed/notarized** Limited Liability Certificate
- **Original signed/notarized** Assignment of Right to Collect Excess Proceeds

We Hope the enclosed should assist in perfecting our claim, if you should have any further questions, please contact me at 209-593-3904 or 1-800-370-9109. Thank you.

Sincerely,

  
Michelle Barajas  
Manager of Claims Processing

FedEx Tracking# 7736-9401-1160



**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 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 Global Discoveries Ltd. 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 612110035-5 Tax Sale Number TC209, Item 397 sold at public auction on 4/27/2017. I understand that the total of excess proceeds available for refund is \$ 96,954.93+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAUABLE 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.

Cecil J. Hall  
(Signature of Party of Interest/Assignor)

4-24-21  
(Date)

Quail Avenue LLC  
Cecil J. Hallinan, CEO  
(Name Printed)

Tax ID/SS# \_\_\_\_\_

PO Box 309  
(Address)

Corona, CA, 92878  
(City/State/Zip)

\_\_\_\_\_  
(Area Code/Telephone Number)

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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

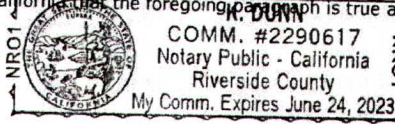
County of RIVERSIDE

On 4/28/21 before me, K. DUNN - NOTARY PUBLIC, personally appeared CECIL J. HALLINAN (here insert name and title of the officer)

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)  
Signature of Notary Public



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.

[Signature]  
(Signature of Assignee)

Jed Byerly, Managing Member  
(Name Printed)

Tax ID/SS# \_\_\_\_\_

Global Discoveries Ltd.  
(Address)

P.O. Box 1748  
Modesto, CA 95353-1748  
(City/State/Zip)

Phone: (209) 593-3913

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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 Stanislaus

On 5/11/21 before me, Maria Mendoza, Notary Public, personally appeared Jed Byerly (here insert name and title of the officer)

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)  
Signature of Notary Public





**LIMITED LIABILITY CERTIFICATE**

Quail Avenue LLC  
P O Box 309  
Corona, Ca, 92878

We, Cecil J. Hallinan and Richard Hallinan, do hereby declare:

1. We are over the age of 18 and are residents of Corona, CA. The facts set forth herein are true of our own personal knowledge. If called to testify as a witness in a judicial proceeding, we could, and would, testify truthfully and competently thereto.
2. Quail Avenue LLC is a Limited Liability Company. We are the only acting Managing Members.
3. Quail Avenue LLC, concurrently assigned all of its right, title and interest in the subject Grant Deed as Doc#2005-0981296, Recorded on 11/29/2005 to Global Discoveries, Ltd.
4. We do hereby verify that Jim Clark is no longer the Chief Financial Officer of Quail Avenue, LLC and that he is one and the same person as James Clark, James P. Clark, James Paul Clark, Jim P. Clark and Jim Paul Clark.
5. We do hereby verify that Cecil J. Hallinan is authorized as the CEO and Managing Member of Quail Avenue, LLC to execute the Assignment of Excess Proceeds to Global Discoveries, Ltd. on behalf of Quail Avenue LLC. And that said authorization is in full force and effect.
6. Cecil J. Hallinan's signature alone on documents requiring the signature of the CEO with respect to the ordinary course of business shall duly bind the company.
7. Cecil J. Hallinan is one and the same person as Cecil Hallinan and Cecil Joseph Hallinan.

We declare under penalty of perjury that the foregoing is true and correct. Executed on this 23rd day of April, 2021, at Corona, California.

Cecil J. Hallinan  
Quail Avenue LLC  
Cecil J. Hallinan, CEO & Managing Member

Richard Hallinan  
Quail Avenue LLC  
Richard Hallinan, Managing Member

**JURAT**

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

Subscribed and sworn to (or affirmed) before me, on this 23rd day of APRIL, 2021, by  
Date Day Month Year  
RICHARD HALLINAN & CECIL J. HALLINAN  
Name of Signer



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]  
Signature of Notary Public

(Place Notary Seal Above)

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE INSURANCE CO.

WHEN RECORDED MAIL TO:

Mr. Tony A. Manriques  
P.O.Box 2439  
Corona, Ca 92878

ORDER NO. 9901697-RD

DOC # 2005-0981296

11/29/2005 08:00A Fee:23.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Grant Deed

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A	R	L				COPY	LONG	REFUND	NCHG	EXAM

APN: 612-110-007  
TRA: 007-050  
OTT#1320.00

23



THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(ADDITIONAL RECORDING FEE APPLIES)

RECORDING REQUESTED BY:  
Fidelity National Title Company  
Escrow No. 41J434-CB  
Title Order No.

When Recorded Mail Document  
and Tax Statement To:  
Mr. Tony A. Manriquez  
PO Box 2439  
Corona, CA 92878

APN: 012-110-007  
007-050

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$1,320.00

- [ X ] computed on full value of property conveyed, or
- [ ] computed on full value less value of liens or encumbrances remaining at time of sale,
- [ ] Unincorporated Area City of Indio

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Desert Venture Group,  
hereby GRANT(S) to Quail Avenue, LLC, a Nevada Limited Liability Company

the following described real property in the City of Indio  
County of Riverside, State of California:

Parcels 17 and 18 of Parcel Map 31793, in the City of Indio, as shown by Map on file  
in Book 212, Pages 53 - 56 inclusive of Maps, in the Office of the County Recorder  
of said County.

DATED: October 19, 2005

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON Nov. 2, 2005 before me,  
Catherine An Boyd personally appeared  
Don Delzell

Desert Venture Group,

By: [Signature]  
Don Delzell

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



Witness my hand and official seal.  
Signature [Signature]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FIDELITY NATIONAL TITLE  
BUILDER SERVICES

DATE: November 18, 2005

PLACE OF EXECUTION: RIVERSIDE COUNTY, CALIFORNIA

COUNTY WHERE BONDED: Riverside

COMMISSION NUMBER: 1386310

DATE COMMISSION EXPIRES: Nov. 21, 2006

NAME OF NOTARY: Catherine An Boyd

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENTATION TO WHICH THIS IS ATTACHED READS AS FOLLOWS:

GOVERNMENT CODE 27361.7