

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



19.11

(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 117. Last assessed to: Zevo Investments Group, District 5, 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.

(seal)

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.

By: *[Signature]* Deputy

AGENDA NO.
19.11

xc: Tax Collector

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



ITEM: 19.11
(ID # 11727)

MEETING DATE:

Tuesday, November 16, 2021

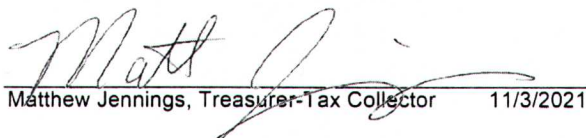
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 117. Last assessed to: Zevo Investments Group. District 5. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Heirfinders Research Associates LLC, assignee for Zevo Investments Group, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 326172016-8;
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 \$9,188.67 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

ACTION:Policy

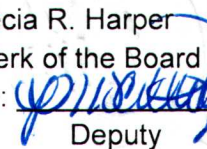

Matthew Jennings, Treasurer-Tax Collector 11/3/2021

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**

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:	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 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.

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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 Zevo Investments Group based on an Assignment of Right to Collect Excess Proceeds dated June 8, 2018 and a Grant Deed recorded April 12, 2007 as Instrument No. 2007-0247005.

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 Zevo Investments Group be denied since at the time the claim was filed and at all relevant times since, the company was 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 \$9,188.67 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 11/10/2021


Gregory F. Priarios, Director County Counsel 4/2/2021

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 JUN 12 PM 1:40

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 209 Item 117 Assessment No.: 326172016-8

Assessee: ZEVO INV GROUP

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 \$ 9,700 +/- 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. 2007-0247005, recorded on 4/12/2007. 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

Signature of Claimant
Michael Haney

Signature of Claimant

Print Name
VP of Heirfinders Research Associates, LLC

Print Name

Street Address
5042 Wilshire Blvd, #622

Street Address

City, State, Zip
Los Angeles, CA 90036

City, State, Zip

Phone Number
(323) 937-3033

Phone Number



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: 326172016
Sale Dates: 5/2/2017
Deeds Recorded: 6/21/2017
Name of Claimant: Heirfinders Research Associates, LLC
Amount of Claim: +/- \$9,700 (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: 402677280

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
mhane@gotomyclaim.com GoToMyClaim.com



HEIRFINDERS RESEARCH ASSOCIATES

Inheritance and Lost Funds Recovery

Tax Sale Number: TC209
Parcel Number: 326172016
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 4/12/2007
- Assignment of Rights to Claim Excess Proceeds signed and notarized by James Albano, Managing Member to Zevo Investment Group, and signed and notarized by Michael Haney
- Declarations of One and the Same Person(s), signed and notarized by James Albano
- James Albano identification card copy

FOR ZEVO INVESTMENT GROUP, LLC :

- Certified Copy of Articles of Organization
- Certified Copy of Statement of Information
- Certified Copy of Certificate of Status
- Copy of document from Kring & Chung Attorneys LLP, showing proof of address 42380 Zevo Drive, Temecula, CA 92591

HEIRFINDERS RESEARCH ASSOCIATES, LLC DOCUMENTS

- Please see claim submitted for parcel number 664030029 for business documents

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

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

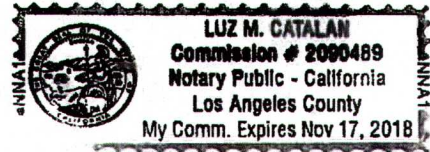
On June 4, 2018 before me, Luz M. Catalan, Notary Public
(insert name and title of the officer)

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.: 326172016-8

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 326-172-016 sold at public auction on 6/2/2017. I understand that the total of excess proceeds available for refund is \$ 9,700.00 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.

James Albano
(Signature of Party of Interest/Assignor)

James Albano
(Name Printed)

36651 Indian Knoll Road
(Address)

Temecula, CA 92592
(City/State/Zip)

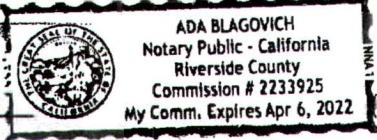
951-553-8827
(Area Code/Telephone Number)

STATE OF CALIFORNIA)ss.
COUNTY OF Riverside)

On 05-18-2018, before me, ADA BLAGOVICH, NOTARY PUBLIC, personally appeared James Albano, 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.



(Signature of Notary)

(This area for official seal)

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)

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

STATE OF CALIFORNIA)ss.
COUNTY OF)

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)

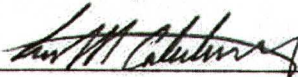
On June 8, 2018 before me, Luz M. Catalan, Notary Public
(insert name and title of the officer)

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.

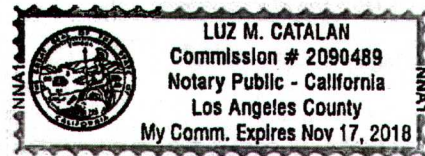
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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: 326-172-016

DOC # 2007-0247005
04/12/2007 08:00A Fee:13.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

FIRST AMERICAN TITLE CO.

AND WHEN RECORDED MAIL TO:



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									13A

Space above this line for recorder's use only

TRA: 008 044
DTT: 110 ⁰⁰

13-

GRANT DEED

Title of Document



THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

Recording Requested By
RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TAX STATEMENT AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

ZEVO INVESTMENTS GROUP, LLC

2144 OLD ELSINORE ROAD
PERRIS, CA 92570

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

APN JV TRA OK OK.

Assessor's Parcel No.: 326-172-01U-8
TRA. 008-044

Title Order No.: 2731054
Escrow or Loan No.: 8842-9

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX \$110.00 CITY TAX \$

- () 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; (X) City of PERRIS, and

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

REGGIE H. PENA, a Married Man As Sole and Separate Property

hereby GRANT(S) to ZEVO INVESTMENTS GROUP

the following described property in the City of PERRIS
County of Riverside, State of California;

2731054-4

600
1

Reggie H. Pena
REGGIE H. PENA

Document Date: March 21, 2007

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

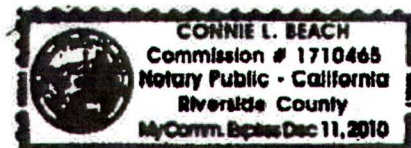
On March 29, 2007 before
me, Connie L. Beach, Notary Public
personally appeared Reggie H. Pena

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name (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 Connie L. Beach

This area for official notarial seal.



Order Number: 0625-2731054 (04)

Page Number: 6

LEGAL DESCRIPTION

Real property in the City of Perris, County of Riverside, State of California, described as follows:

LOT 16 BLOCK "E"; BEING A PORTION OF PERRIS HEIGHTS ESTATES, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE(S) 72 TO 74 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 326-172-016-8

DECLARATION OF ONE AND THE SAME PERSON(S)

I, James Albano, do hereby declare:

1. I am over the age of 18 and a resident of Riverside County, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person as James R. Albano as noted on my identification card.
3. I am one and the same person as James Ralph Albano.
4. I am the Managing Member for Zevo Investment Group, LLC.
5. Zevo Investment Group, LLC is one and the same company that is named in the Riverside County, Ca County Deed dated 4/12/2007 whereby it acquired title to Riverside County, Ca Assessor's Parcel Number 326-172-016.
6. Zevo Investment Group, LLC is one and the same company listed at the mailing address 42380 ZEVO DR, TEMECULA, CA 92590.
7. I am one and the same person who assigned to Heirfinders Research Associates, LLC my share of the excess proceeds for Riverside County, CA Assessor's Parcel Number 326-172-016.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of MAY, 2018

James Albano
James Albano

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

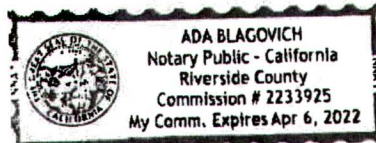
State of California;
County of Riverside

On 05-18-2018 before me, ADA BLAGOVICH, NOTARY PUBLIC, personally appeared James Albano 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)
(notary's signature)



(seal)

402677280

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

Final Notice

August 19, 2021

Heirfinders Research Associates, LLC
C/O Michael Haney
5042 Wilshire Blvd., #622
Los Angeles, CA 90036

Re: PIN 326172016-8
TC 209 Item 117
Date of Sale: May 02, 2017

To Whom It May Concern:

This letter serves as a **FINAL NOTICE** to submit the necessary proof to establish your right to claim the excess proceeds from the above referenced parcel. As discussed in our July 14th, 2021 phone conversation and email notice, additional documentation is required to help substantiate your claim. The previous deadline of August 13, 2021 to submit the requested Certificate of Good Standing or other documentation that would prove Zevo Investment Group, LLC is in "Good Standing" in the State of California has expired. Our office has yet to receive the requested documentation.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

X A Certificate of Good Standing or any documentation that proves Zevo Investment Group, LLC is in "Good Standing" in the State of California.

Please send in all original documents within 14 days (September 2, 2021) to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205.** If you should have any questions, please contact me at the number listed

Sincerely,

Ana C. Galindo
Sr. Accounting Assistant
Tax Sale Operations/Excess Proceeds
PH: (951) 955-3336/Fax: (951) 955-3990

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
EP 209 Item 117
Heirfinders Research Associates, LLC
C/O Michael Haney
5042 Wilshire Blvd., #622
Los Angeles, CA 90036

2. Article Number (Transfer from service label)
7026 0340 0000 2072 4004

PS Form 3811, July 2015 PSN 7530-02-000-9053

9590 9402 5872 0038 8064 23

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Galindo, Ana

From: RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>
Sent: Thursday, August 19, 2021 11:15 AM
To: info@gotomyclaim.com
Subject: FW: EP 209-117 Certificate of Good Standing Request

RE: TC 209 Item 117
PIN 326172016-8
Date of Sale: May 02, 2017
Last Assessed to: Zevo Inv Group

Good Morning,

This serves as a **FINAL NOTICE** to submit the necessary proof to establish your right to claim the excess proceeds from the above referenced parcel. As discussed in our July 14th, 2021 phone conversation and email notice, additional documentation is required to help substantiate your claim. The previous deadline of August 13, 2021 to submit the requested Certificate of Good Standing or other documentation that would prove Zevo Investment Group, LLC is in "Good Standing" in the State of California has expired. Our office has yet to receive the requested documentation.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

X A Certificate of Good Standing or any documentation that proves Zevo Investment Group, LLC is in "Good Standing" in the State of California.

In addition to this email, our office has sent an official Final Notice today to the address listed on your claim. Please send in all **original** documents within 14 days (**September 2, 2021**) to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205**. If you should have any questions, please contact me at the number listed below.

Best Regards,

Ana C. Galindo



OFFICE OF THE TREASURER TAX COLLECTOR
RIVERSIDE COUNTY, CALIFORNIA

Tax Sale Operations/Excess Proceeds

PH: (951) 955-3336

FAX: (951) 955-3990

From: Galindo, Ana

Sent: Wednesday, July 14, 2021 10:26 AM

To: info@gotomyclaim.com

Subject: EP 209-117 Certificate of Good Standing Request

RE: TC 209 Item 117

PIN 326172016-8

Date of Sale: May 02, 2017

Last Assessed to: Zevo Inv Group

Good Morning Michelle,

Per our phone conversation today, County Counsel is requesting a Certificate of Good Standing or any type of documentation that proves Zevo Investment Group, LLC is in "Good Standing" in the state of California. Please submit the requested copies of documentation by **August 13, 2021** to Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you wish, you may attach the documentation as a response to this email. Additionally, please note that regardless of the outcome, we require a response regarding the status of Zevo Investment Group, LLC.

Best Regards,

Ana C. Galindo



OFFICE OF THE TREASURER TAX COLLECTOR
RIVERSIDE COUNTY, CALIFORNIA

Tax Sale Operations/Excess Proceeds

PH: (951) 955-3848

FAX: (951) 955-3990

Galindo, Ana

From: Heirfinders Research Associates <info@gotomyclaim.com>
Sent: Tuesday, August 24, 2021 11:21 AM
To: Galindo, Ana
Subject: RE: EP 209-117 Certificate of Good Standing Request

Good morning Ana,

I am emailing to inform you that we are unable to provide the requested document listed below for EP file 209-117. We were waiting on communication from our client and giving him some time to provide us with the certificate of good standing but was unable to.

Thank you for your assistance and I hope you have a great rest of your week.

All my best,

Michelle Zamudio
Claims Specialist
Heirfinders Research Associates, LLC
(888) 281-4347 office
(866) 292-8453 toll-free fax

www.GoToMyClaim.com

5042 Wilshire Blvd. #622
Los Angeles, CA 90036

Licensed, Bonded, Insured and Member of the Better Business Bureau

From: Galindo, Ana [mailto:ACGalindo@Rivco.org]
Sent: Wednesday, July 14, 2021 10:26 AM
To: info@gotomyclaim.com
Subject: EP 209-117 Certificate of Good Standing Request

RE: TC 209 Item 117
PIN 326172016-8
Date of Sale: May 02, 2017
Last Assessed to: Zevo Inv Group

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Best Regards,

Ana C. Galindo



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County of Riverside California
