

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



ITEM: 19.4
(ID # 10269)

MEETING DATE:
Tuesday, October 18, 2022

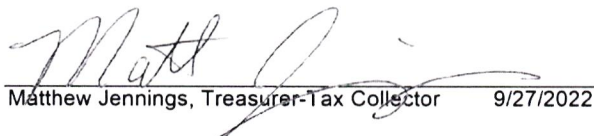
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 148. Last assessed to: Daniel Herrera, a single man; Jose Perez, a married man as his sole and separate property and Santos Herrera Aguilera, a single man as his sole and separate property, as joint tenants. District 5. [\$12,525-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Crown Business Corp, agent for Jose Perez, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 350214031-7;
2. Authorize and direct the Auditor-Controller to issue a warrant to Crown Business Corp, agent for Jose Perez in the amount of \$12,525.53 and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$37,576.59 to the County General Fund pursuant to Revenue and Taxation Code Section 4674, 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.

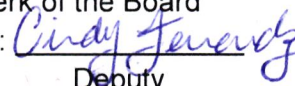
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 9/27/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel 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: October 18, 2022
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	\$12,525	\$ 0	\$12,525	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	22/23

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 assessee's 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 certified mailing notices within 90 days of the tax sale 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

**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 Crown Business Corp, agent for Jose Perez based on an Authorization for Agent to Collect Excess Proceeds notarized August 21, 2017, a Grant Deed recorded September 11, 2003 as Instrument No. 2003-706160, and a Quitclaim Deed recorded June 12, 2006 as Instrument No. 2006-0422870.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Crown Business Corp, agent for Jose Perez be awarded excess proceeds in the amount of \$12,525.53. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$37,576.59 will be transferred to the County General Fund. Supporting documentation has been provided. 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 and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Perez


Steven Atkeson 10/10/2022

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

RECEIVED
2017 AUG 28 PM 1:35
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 148 Assessment No: 350214031-7

Assessee: HERRERA DANIEL & AGUILERA, SANTOS HERRERRA & PEREZ, JOSE

Situs: 28576 QUAIL PL CANYON LAKE 92587

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 \$ 50,613.00 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. 2017-0248145 recorded on 6/21/2017. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 26th day of JULY 2017 at RIVERSIDE, CALIFORNIA
County, State

Jose Perez
Signature of Claimant

Signature of Claimant

JOSE PEREZ
Print Name

Print Name

1190 UNION ST.
Street Address

Street Address

WILDOMAR, CA 92595
City, State, Zip

City, State, Zip

714-476-0333
Phone Number

Phone Number

ALL- PURPOSE CERTIFICATE OF 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.

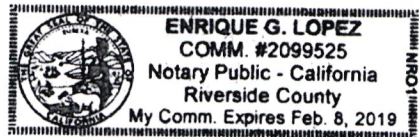
State of California }

County of Riverside }

On July 26, 2017 before me, Enrique G. Lopez - Notary Public
(here insert name and title of the officer)

personally appeared Jose Perez
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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.

Enrique G. Lopez
Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Claim Form
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 07/26/17

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary working and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~ she ~~they~~ is ~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

AUTHORIZATION FOR AGENT 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 make Crown Business Corp my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 350214031-7 sold at public auction on May 2, 2017. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 50,613.00 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Jose Perez

(Signature of Party of Interest)

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.

JOSE PEREZ
(Name Printed)

21190 UNION ST.
(Address)

WILLOWHAR, CA 92395
(City/State/Zip)

714-767-0333
(Area Code/Telephone Number)

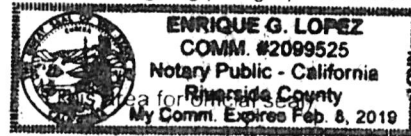
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On August 16, 2017, before me, Enrique G. Lopez personally appeared JOSE PEREZ, 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.

Enrique G. Lopez
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

Barbara Murray
(Signature of Agent)

Barbara Murray Crown Business Corp
(Name Printed)

5 Sheila Lane
(Address)

STATE OF CALIFORNIA)
COUNTY OF Fairfield) Westport

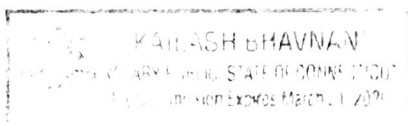
Westport, CT 06880
(City/State/Zip)

On August 21st 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara A. Murray, 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.

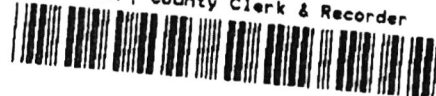
Karash Bhavnani
(Signature of Notary)

(This area for official seal)



RECORDING REQUESTED BY
ORANGE COAST TITLE CO.
 AND WHEN RECORDED MAIL TO:
 DANIEL HERRERA
 JOSE L. PEREZ
 28576 QUAIL PLACE
 AREA OF SUN CITY, CA 92587

DOC # 2003-706160
 09/11/2003 08:00A Fee:10.00
 Page 1 of 2 Doc T Tax Paid
 Recorded in Official Records
 County of Riverside
 Gary L. Orso
 Assessor, County Clerk & Recorder



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A	R	L				COPY	LONG	REFUND	NCHG

A.P.N.: 350-214-031-7 TRA #: 054-021 Ord:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$104.50
 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 AREA OF SUN CITY, and

10
 T
 AM

R-205382-2

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
JUAN JOSE CONTRERAS and LETICIA CONTRERAS, Husband and Wife as Joint Tenants

hereby GRANT(S) to **DANIEL HERRERA, a Single man and JOSE PEREZ, a Married Man** as his sole and separate property as **Joint Tenants**

the following described property in the ~~City of~~ **AREA OF SUN CITY**, County of Riverside State of California;

LOT 74 OF PARK SQUARE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 12, PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Juan Jose Contreras
 JUAN JOSE CONTRERAS

Leticia Contreras
 LETICIA CONTRERAS

Document Date: June 10, 2003

STATE OF CALIFORNIA)
 COUNTY OF Riverside)
 On June 16, 2003 before me, Doreen Luepnitz, Notary Public
 personally appeared Juan Jose Contreras and Leticia Contreras
 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: Doreen Luepnitz

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

http://riverside.ustelkrec.com

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: DOREEN LUEPNITZ

Commission #: 1339663

Place of Execution: RIVERSIDE, CA

Date Commission Expires: JANUARY 13, 2006

Date: 7-17-03

Signature: *[Handwritten Signature]*
MONIQUE FEMATT



DOC # 2006-0422870 ✓
X 06/12/2006 08:00A Fee:27.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

X JOSE PEREZ
SANTOS HERRERRA AGUILERA
28576 Quail Place
Sun City, CA 92587



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
A	R	L				COPY	LONG	REFUND	NCHG EXAM

2291082-31

Tr: 009

QUITCLAIM DEED X

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$NONE CITY TRANSFER TAX \$NONE

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 RIVERSIDE AND

T
SG

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

JOSE PEREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

do(es) hereby remise, release and forever quitclaim to:

JOSE PEREZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SANTOS HERRERRA AGUILERA A SINGLE MAN AS HIS SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS

the real property in the City of RIVERSIDE, County of RIVERSIDE, State of California, described as:

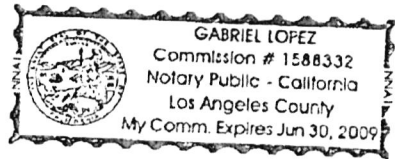
LOT 74 OF PARK SQUARE OF LAKE ELSINORE LODGE, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
Also Known as: 28576 QUAIL PLACE, SUN CITY, CA 92587

A.P. # 350-214-031-7 ✓

* THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911*

DATED June 2, 2006
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On June 02, 2006
Before me, Gabriel Lopez
A Notary Public in and for said State, personally appeared Jose Perez

Jose Perez
JOSE PEREZ



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]

(This area for official notarial seal)

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

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

JULY 5, 2022

Final Notice

CROWN BUSINESS CORP.
C/O BARBARA MURRAY
5 SHEILA LANE
WESTPORT, CT 06880

Re: APNs: 350214031-7
TC 209 Item 148
Date of Sale: May 2, 2017

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

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.

- | | |
|--|--|
| <input type="checkbox"/> Copy of a trust/will | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale) |
| <input type="checkbox"/> Notarized Statement of different/misspelled Original Notarized Authorization for Agent to Collect Excess Proceeds | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Notarized Assignment of Right to Collect Excess Proceeds | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Certified Death Certificate | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| <input type="checkbox"/> Copy of Birth Certificates | <input checked="" type="checkbox"/> Other: Documentation of active/good standing with California Secretary of State or Connecticut Secretary of State for <u>Crown Business Corp.</u> |
| <input type="checkbox"/> Copy of Marriage Certificate for | |

Please send in all documents within 14 days (**JULY 19, 2022**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Maricela Ambriz

Sr. Accounting Assistant
Tax Sale Operations/Excess Proceeds
Tel 951 955-3336/Fax 951 955-3990

Crown Business Corporation

Westport, CT 06880

TO: Maricela Ambriz

FROM: Barbara Murray

FAX: 951-955-3990

PAGES: 4 Pages

PHONE: 951-955-3336

DATE: July 25, 2022

RE: Response to Letter 7/5/2022

Urgent

For review

Please
comment

Please reply

Please recycle

Following is a response to the letter dated July 5, 2022. This was the first letter received. The letter was not sent to the Corporation address had to be forwarded and was not available for pick up till today 7/25/2022.

Barbara Murray

Crown Business Corporation

PO Box 3121
Westport, CT 06880

(203) 820-2618
(203) 292-6589 Fax
crownbusinesscorp.com

July 25, 2022

VIA FAX 951-955-3990
Maricela Ambriz
Sr. Accounting Assistant
County of Riverside Treasurer-Tax Collector
4080 Lemon Street 4th Floor
PO Box 12005
Riverside, CA 92502

RE: Letter dated July 5, 2022 re: APNs: 350214031-7
TC 209 Item 148
Date of Sale: May 2, 2017

Dear Ms. Ambriz:

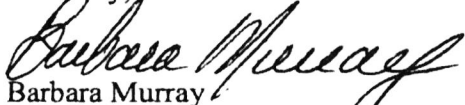
I just received the letter referenced above today. I left a voicemail for you on the number provided in the letter.

Your letter is requesting additional information which is included with this letter. The company is active and in good standing with the Delaware Secretary of State since January 25, 1994.

The legal address for Crown Business is PO Box 3121 Westport, CT 06880. Please send all correspondence to that address.

If you need any additional information please contact me at 203-222-0472.

Sincerely,



Barbara Murray
President of Crown Business Corporation

State Of Delaware

Entity Details

7/25/2022 2:13:20PM

File Number: 2372676

Incorporation Date / Formation Date: 1/25/1994

Entity Name: CROWN BUSINESS CORPORATION

Entity Kind: Corporation

Entity Type: Closed Corp

Residency: Domestic

State: DELAWARE

Status: Good Standing

Status Date: 10/29/2014

Registered Agent Information

Name: A REGISTERED AGENT, INC.

Address: 8 THE GREEN, STE A

City: DOVER

Country:

State: DE

Postal Code: 19901

Phone: 302-288-0670