

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



ITEM: 19.9  
(ID # 10912)

**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 515. Last assessed to: Jose Ortega, an unmarried man. District 4. [\$334,606-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from the State of California, Franchise Tax Board for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 673500043-2;
2. Approve the claim from Global Discoveries, Ltd., assignee for Jose Ortega, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 673500043-2;

Continued on page 2

**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**

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

3. Deny the claim from Aldea Homeowners Association, A California Non - Profit Mutual Benefit Corporation for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 673500043-2;
4. Deny the claim from the Riverside County Public Guardian, Conservator for Jose Ortega, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 673500043-2;
5. Deny the claim from Crown Business Corp., agent for Jose Ortega, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 673500043-2;
6. Deny the claim from Found Extra Money, LLC, assignee for Jose Ortega, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 673500043-2;
7. Authorize and direct the Auditor-Controller to issue a warrant to the State of California, Franchise Tax Board in the amount of \$115,713.53 and to Global Discoveries, Ltd., assignee for Jose Ortega last assessee in the amount of \$218,893.38, 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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$334,606	\$ 0	\$334,606	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	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.

The Treasurer-Tax Collector has received six claims for excess proceeds:

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

1. Claim from the State of California, Franchise Tax Board based on a Notice of State Tax Lien recorded May 25, 2007 as Instrument 2007-0346057 and extended on March 7, 2017 as Instrument No. 2017-0094474 and an Order to Withhold Personal Income Tax dated November 15, 2018.
2. Claim from Global Discoveries, Ltd., assignee for Jose Ortega based on an Assignment of Right to Collect Excess Proceeds notarized July 31, 2017 and a Grant Deed recorded August 23, 2002 as Instrument No. 2002-468465.
3. Claim from Aldea Homeowners Association, A California Non-Profit Mutual Benefit Corporation based on a Notice of Assessment Lien recorded April 06, 2015 as Instrument No. 2015-0137134 and a Notice of Default and Election to Sell Pursuant to Assessment Lien and the Provisions of the Declaration of Restrictions recorded April 05, 2017 as Instrument No. 2017-0135442.
4. Claim from the Riverside County Public Guardian, conservator for Jose Ortega based on a Grant Deed recorded August 23, 2002 as Instrument No. 2002-468465.
5. Claim from Crown Business Corp., agent for Jose Ortega based on an Authorization for Agent to Collect Excess Proceeds dated August 17, 2017 and a Grant Deed recorded August 23, 2002 as Instrument No. 2002-468465.
6. Claim from Found Extra Money, LLC, assignee for Jose Ortega based on an Assignment of Right to Collect Excess Proceeds notarized November 6, 2017 and Limited Power of Attorney notarized October 30, 2017 and a Grant Deed recorded August 23, 2002 as Instrument No. 2002-468465.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the State of California, Franchise Tax Board be awarded excess proceeds in the amount of \$115,713.53 and Global Discoveries, Ltd., assignee for Jose Ortega in the amount of \$218,893.38. The claim from Aldea Homeowners Association, a California Non-Profit Mutual Benefit Corporation be denied for failure to provide Notarized Authorization for Agent to Collect Excess Proceeds on behalf of Aldea Homeowners Association, a California Non-Profit Mutual Benefit Corporation and Notarized Statement of Monies owed. The claim from Riverside Public Guardian, Conservator for Jose Ortega last assessee be denied since they advised the Treasurer-Tax Collector they are no longer managing Mr. Ortega's estate. The claims from Crown Business Corp., agent for Jose Ortega, and Found Extra Money, LLC, Assignee for Jose Ortega be denied since the last assessee Jose Ortega had previously assigned his right to claim excess proceeds to Global Discoveries, Ltd. on July 31, 2017. Supporting documentation has been provided. The Tax Collector requests 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 lien holder and the last assessee of the property.

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

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

- ATTACHMENT A. Claim FTB
- ATTACHMENT B. Claim Global
- ATTACHMENT C. Claim HOA
- ATTACHMENT D. Claim RCPG
- ATTACHMENT E. Claim Crown
- ATTACHMENT F. Claim Found

  
Michael C. Thomas

7/28/2022

  
Steven Atkeson

10/10/2022

Notice Date: August 14, 2017

RECEIVED

2017 AUG 28

1:35

**CLAIM FOR EXCESS PROCEEDS**

In Reply Refer To:  
624:LY:ORTEGA

RIVERSIDE  
TREAS-TAX C

**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR  
ATTN: EXCESS PROCEEDS  
PO BOX 12005  
RIVERSIDE CA 92502-2205**

APN 673-500-043-2 TC: 209 ITEM: 515  
Taxpayer (s) : JOSE ORTEGA  
FTB Account Number:  
Situs Address : 35649 CALLE SONOMA, CATHEDRAL CITY CA 92234

I, Brenda Sizer, am the Supervisor of the Collection Advisory Team of the State of California, Franchise Tax Board and am authorized to execute this claim on behalf of said Board.

The Franchise Tax Board hereby claims any or all of the excess proceeds resulting from the trustee sale or tax defaulted sale on May 2, 2017.

The claim is based on the fact that the Franchise Tax Board was a party in interest in the property at the time of sale and the following proof is submitted to establish rights to the excess proceeds:

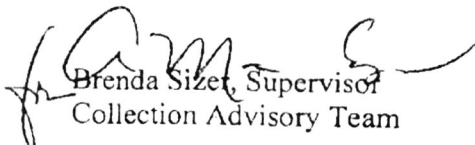
A Certificate of Tax Due and Delinquency reflecting the current tax indebtedness of JOSE ORTEGA, Account Number

A perfected and enforceable state tax lien arose upon all real property of JOSE ORTEGA pursuant to Revenue and Taxation Code Section 19221.

The amount of the claim for the Franchise Tax Board is \$108,819.44, as of May 2, 2017.

I declare under penalty of perjury that the foregoing and attached supporting documents are true and correct.

If you have any questions regarding this claim, contact Leslie Yorston of this department at (916) 845-3561.

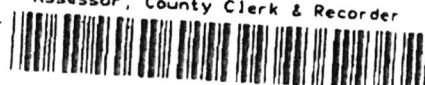
  
Brenda Sizer, Supervisor  
Collection Advisory Team

Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD ✓  
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952 ✓

DOC # 2007-0346057 ✓  
05/25/2007 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder  




NOTICE OF STATE TAX LIEN ✓

030  
M  
030

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 07130373447 ✓

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : JOSE ORTEGA

FTB Account Number :

Social Security Number(s) :

Last Known Address : 35849 CALLE SONOMA  
: CATHEDRAL CITY CA 92234-7929 ✓

For Taxable Years : 2002

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
58135.00	18053.14	18018.03	11.00	-275.47	-0.42	93941.28

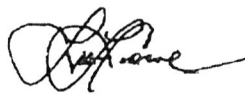
Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 05/10/07

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By: 

\*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V1 M ARCS (REV 04-2004)

Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section  
PO Box 2952  
Sacramento CA 95812-2952

**2017-0094474**

03/07/2017 03:24 PM Fee: \$ 0.00

Page 1 of 1

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



134



**Notice of State Tax Lien**

Filed With: RIVERSIDE

Certificate Number : 17056338673  
Extend Certificate Number : 07130373447  
Document No./ Book : 2007-0346057  
Page :  
Recorded : 05/25/07

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer(s) as follows:

Name of Taxpayer(s) : JOSE ORTEGA

FTB Account Number

Social Security Number(s) : XXX-XX-

Last Known Address : 35649 CALLE SONOMA  
: CATHEDRAL CITY CA 92234-7929

For Taxable Years : 2002

Total Lien Amount\* : \$108,034.74

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

Dated: 02/25/17

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By: *Jozele J Brunette*

\*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V11 ARCS (REV 06-2014)



STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
COLLECTION ADVISORY TEAM, MS A-240  
PO BOX 2952  
SACRAMENTO CA 95812-2952

Notice Date: Nov. 15, 2018

**CLAIM FOR EXCESS PROCEEDS**

In Reply Refer To:  
624:LY:ORTEGA

COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR  
ATTN: EXCESS PROCEEDS  
PO BOX 12005  
RIVERSIDE CA 92502-2205

APN : 673-500-043-2 TC: 209 ITEM: 515  
Taxpayer (s) : JOSE ORTEGA  
FTB Account Number:  
Situs Address : 35649 CALLE SONOMA, CATHEDRAL CITY CA 92234  
Claim Updated : November 15, 2018

I, Brenda Sizer, am the Supervisor of the Collection Advisory Team of the State of California, Franchise Tax Board and am authorized to execute this claim on behalf of said Board.

The Franchise Tax Board hereby claims any or all of the excess proceeds resulting from the trustee sale or tax defaulted sale on May 2, 2017.

The claim is based on the fact that the Franchise Tax Board was a party in interest in the property at the time of sale and the following proof is submitted to establish rights to the excess proceeds:

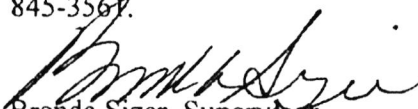
A Certificate of Tax Due and Delinquency reflecting the current tax indebtedness of JOSE ORTEGA, Account Number

A perfected and enforceable state tax lien arose upon all real property of JOSE ORTEGA pursuant to Revenue and Taxation Code Section 19221.

The amount of the claim for the Franchise Tax Board is \$108,803.44, as of May 2, 2017.

I declare under penalty of perjury that the foregoing and attached supporting documents are true and correct.

If you have any questions regarding this claim, contact Leslie Yorston of this department at (916) 845-3567.

  
Brenda Sizer, Supervisor  
Collection Advisory Team



**State of California  
Franchise Tax Board**

**Certificate of Tax Due and Delinque**

Filed Pursuant to Part 10 or 11, Division 2, Revenue and

108,803.44\*

6,910.09\*

115,713.53\*

State of California )

)

County of Sacramento)

The Franchise Tax Board certifies:

The taxpayer, is delinquent in payment of tax, penalties, interest and costs imposed upon the provisions of the California Revenue and Taxation Code.

The name of the taxpayer, the last known address, and the amount of the delinquent tax, penalties, interest and costs owed by the taxpayer are as follows:

JOSE ORTEGA  
35649 CALLE SONOMA  
CATHEDRAL CITY CA 92234

Tax Year	Tax	Penalties	Interest	Fees	Payments	Total	
2002	\$58,135.00	\$18,053.14	\$57,382.83	\$20.00	\$24,787.53	\$108,803.44	
<b>Total Liened</b>	<b>\$58,135.00</b>	<b>\$18,053.14</b>	<b>\$57,382.83</b>	<b>\$20.00</b>	<b>\$24,787.53</b>	<b>\$108,803.44</b>	<b>(*)</b>

Tax Year	Tax	Penalties	Interest	Fees	Payments	Total	
2002	\$0.00	\$0.00	\$6,910.09	\$0.00	\$0.00	\$6,910.09	
<b>Total Un-Liened</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,910.09</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,910.09</b>	<b>(**)</b>

Additional interest and penalties accrue until paid in full.

\*Balances reflect the secured delinquent amount as of the date of the trustee's sale that was subject to a filed or recorded Notice of State Tax Lien prior to the trustee's sale on May 2, 2017.

\*\*Balances reflect the delinquent amount as of the date of this certificate that was not subject to a filed or record Notice of State Tax Lien prior to the trustee's sale on May 2, 2017.

The following Notices of State Tax Lien have been recorded or filed:

Certificate No. 07130373447 recorded in the office of the county recorder of Riverside County on, May 25, 2007 for the tax year 2002, under Instrument No. 2007-0346057 and extended Certificate No. 17056338673 recorded in the office of the county recorder on March 7, 2017 of Riverside County on, for the tax year 2002, under Instrument No. 2017-0094474.

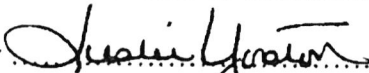
The taxpayer is indebted to the State of California in the above amount. No part of the indebtedness has been paid. The whole thereof is due, owing and unpaid from the taxpayer to the State of California. The Franchise Tax Board has fully complied with all provisions of the Revenue and Taxation Code relating to the computation and levy of the tax, penalties, interest and costs.

IN WITNESS WHEREOF, the Franchise Tax Board has caused this Certificate to be executed in its name and on its behalf and its seal to be affixed by the undersigned, thereunto dully authorized.

Dated: November 15, 2018

(Seal)

FRANCHISE TAX BOARD  
of the State of California

By: .....  
Leslie Yorston, Specialist  
(916) 845-3561



STATE OF CALIFORNIA

**FRANCHISE TAX BOARD**

COLLECTION ADVISORY TEAM, M/S A-240  
P. O. BOX 2952  
SACRAMENTO CA 95812-2952

November 15, 2018

In reply refer to:  
624:LY:ORTEGA

COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR  
ATTN: EXCESS PROCEEDS  
PO BOX 12005  
RIVERSIDE CA 92502-2205

Subject : ORDER TO WITHHOLD PERSONAL INCOME TAX  
APN 673-500-043-2 TC: 209 ITEM: 515  
Taxpayer JOSE ORTEGA  
FTB Account  
Situs 35649 CALLE SONOMA, CATHEDRAL CITY CA 92234

When the Franchise Tax Board receives a request for a claim to excess proceeds and there is an unpaid balance for California Personal Income Tax that is not secured by a recorded lien, this department may issue to the trustee an ORDER TO WITHHOLD PERSONAL INCOME TAX. Pursuant to Revenue and Taxation Code 18670(a), this order attaches to all credits, personal property or other things of value in your control belonging to JOSE ORTEGA. **This OTW is in addition and supplement to the Franchise Tax Board Claim For Surplus Funds.** When paying the Franchise Tax Board by check, it is essential that the FTB account number appear on the check. Referencing any other number will delay the processing of the check.

If you have any questions regarding this claim, please contact the undersigned.

Leslie Yorston, Specialist  
Collection Advisory Team  
(916) 845-3561



STATE OF CALIFORNIA  
 Franchise Tax Board, M/S A-240  
 PO BOX 2952  
 SACRAMENTO CA 95812-2952  
 (916)845-3561

**ORDER TO WITHHOLD  
 PERSONAL INCOME TAX**

**PART 1 — RETAIN FOR YOUR RECORDS**

Date: NOVEMBER 15, 2018

COUNTY OF RIVERSIDE  
 TREASURER-TAX COLLECTOR  
 ATTN: EXCESS PROCEEDS  
 PO BOX 12005  
 RIVERSIDE CA 92502-2205

Case No.:  
 Acct. No.:  
 SSN:  
 Tax Year(s): 2002

Taxpayer's Name and Address:

<b>AMOUNT DUE</b> \$ 6,910.09
----------------------------------

JOSE ORTEGA  
 35649 CALLE SONOMA  
 CATHEDRAL CITY CA 92234

We are issuing THIS ORDER TO WITHHOLD to enforce payment of an amount due for California Personal Income Tax. The taxpayer has not paid the amount due, shown above. (See reverse side for applicable sections of the California Revenue and Taxation Code.)

THIS ORDER ATTACHES TO ALL CREDITS, PERSONAL PROPERTY, OR OTHER THINGS OF VALUE IN YOUR POSSESSION OR UNDER YOUR CONTROL BELONGING TO THE TAXPAYER. THIS INCLUDES, BUT IS NOT LIMITED TO, PAYMENTS DUE THE TAXPAYER AS A RESULT OF THE PROPERTY TAX SALE, APN: 673-500-043-2, ON MAY 2, 2017. THIS ORDER PERTAINS TO A LIABILITY NOT CLAIMED HEREIN.

YOU ARE REQUIRED TO WITHHOLD the lesser of (1) the amount due shown above, or (2) the amount in your possession or under your control belonging to the taxpayer at the time you received this Order.

IN COMPLYING WITH THIS ORDER, WE REQUEST THAT YOU:

1. NOTIFY the taxpayer that you are withholding funds pursuant to the order by delivering PART 3 to the taxpayer as soon as possible.
2. RETAIN ANY FUNDS WITHHELD FOR 10 BUSINESS DAYS FROM THE DATE YOU RECEIVED THIS ORDER OR UNTIL THE DISTRIBUTION OF FUNDS HAVE BECOME FINAL, WHICHEVER IS LATER. AT THE END OF THE HOLDING PERIOD, REMIT ANY FUNDS WITHHELD UNLESS YOU HAVE RECEIVED A RELEASE FROM THIS DEPARTMENT. PLEASE INCLUDE A COPY OF THIS ORDER WITH YOUR REMITTANCE.
3. COMPLETE the questionnaire on PART 2. Please attach your remittance, if any, to that page and mail it to the Franchise Tax Board office shown at the top of this page (envelope enclosed).
4. ADVISE any interested parties to present claims to the Franchise Tax Board.
5. REFER to PART 2 if you possess or control any property other than cash, payments or credits belonging to the taxpayer.

## EXCERPTS FROM CALIFORNIA REVENUE AND TAXATION CODE

### 18670. NOTICE TO WITHHOLD, HOW SERVED

(a) The Franchise Tax Board may by notice, served personally or by first-class mail, require any employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter, or a political body not a subdivision or agency of the state, having in their possession, or under their control, any credits or other personal property or other things of value, belonging to a taxpayer or to an employer or person who has failed to withhold and transmit amounts due pursuant to this article, to withhold, from the credits or other personal property or other things of value, the amount of any tax, interest, or penalties due from the taxpayer or the amount of any liability incurred by that employer or person for failure to withhold and transmit amounts due from a taxpayer under this part and to transmit the amount withheld to the Franchise Tax Board at the times that it may designate. However, in the case of a depository institution, as defined in Section 19(b) of the Federal Reserve Act 12 U.S.C. Sec. 461(b)(1)(A), amounts due from a taxpayer under this part shall be transmitted to the Franchise Tax Board not less than 10 business days from receipt of the notice. To be effective, the notice shall state the amount due from the taxpayer and shall be delivered or mailed to the branch or office reported in information returns filed with the Franchise Tax Board, or the branch or office where the credits or other property is held, unless another branch or office is designated by the employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter, or a political body not a subdivision or agency of the state.

(b) (1) At least 45 days before sending a notice to withhold to the address indicated on the information return, the Franchise Tax Board shall request a depository institution to do either of the following:

(A) Verify that the address on its information return is its designated address for receiving notices to withhold.

(B) Provide the Franchise Tax Board with a designated address for receiving notices to withhold.

(2) Once the depository institution has specified a designated address pursuant to paragraph (1), the Franchise Tax Board shall send all notices to that address unless the depository institution provides notification of another address. The Franchise Tax Board shall send all notices to withhold to a new designated address 30 days after notification.

(3) Failure to verify or provide a designated address within 30 days of receiving the request shall be deemed verification of the address on the information return as the depository institution's designated address.

(c) Any corporation or person failing to withhold the amounts due from any taxpayer and transmit them to the Franchise Tax Board after service of the notice shall be liable for those amounts. However, in the case of a depository institution, if a notice to withhold is mailed to the branch where the account is located or principal banking office, the depository institution shall be liable for a failure to withhold only to the extent that the accounts can be identified in information normally maintained at that location in the ordinary course of business.

### 18672. FAILURE TO WITHHOLD, LIABILITY

Any employer or person failing to withhold the amount due from any taxpayer and transmit the same to the Franchise Tax Board after service of a notice pursuant to Section 18670 or 18671 is liable for those amounts.

### 18674. WITHHOLD AGENT, MUST PAY WITHOUT RESORTING TO ACTION

(a) Any employer or person required to withhold and transmit any amount pursuant to this article shall comply with the requirement without resort to any legal or equitable action in a court of law or equity. Any employer or person paying to the Franchise Tax Board any amount required by it to be withheld is not liable therefor to the person from whom withheld unless the amount withheld is refunded to the withholding agent. However, if a depository institution, as defined in 12 U.S.C. Section 461 (b)(1)(A) withholds and pays to the Franchise Tax Board pursuant to this article any monies held in a deposit account in which the delinquent taxpayer and another person or persons have an interest, or in an account held in the name of a third party or parties in which the delinquent taxpayer is ultimately determined to have no interest, the depository institution paying those monies to the Franchise Tax Board is not liable therefor to any of the persons who have an interest in the account, unless the amount withheld is refunded to the withholding agent.

(b) In the case of a deposit account or accounts for which this notice to withhold applies, the depository institution shall send a notice by first-class mail to each person named on the account or accounts included in the notice from the Franchise Tax Board, provided a current address for each person is available to the institution. This notice shall inform each person as to the reason for the hold placed on the account or accounts, the amount subject to being withheld and the date by which this amount is to be remitted to the Franchise Tax Board. An institution may assess the account or accounts of each person receiving this notice a reasonable service charge not to exceed three dollars (\$3).



STATE OF CALIFORNIA  
 Franchise Tax Board, M/S A-240  
 PO BOX 2952  
 SACRAMENTO CA 95812-2952  
 (916)845-3561

**ORDER TO WITHHOLD  
 PERSONAL INCOME TAX**  
 PART 2 — RETURN WITH PAYMENT

Date: NOVEMBER 15, 2018

COUNTY OF RIVERSIDE  
 TREASURER-TAX COLLECTOR  
 ATTN: EXCESS PROCEEDS  
 PO BOX 12005  
 RIVERSIDE CA 92502-2205

Case No.:  
 Acct. No.:  
 SSN:  
 Tax Year(s): 2002

Taxpayer's Name and Address:

JOSE ORTEGA  
 35649 CALLE SONOMA  
 CATHEDRAL CITY CA 92234

<p>AMOUNT DUE          \$ 6,910.09</p>
--

**PLEASE COMPLETE THE QUESTIONNAIRE BELOW.**

A.  Payment of \$\_\_\_\_\_ is attached.

Payment is not attached because (check one):

- B.  Account closed
- C.  Unable to locate account
- D.  No funds/nothing to report
- E.  Other (Please attach explanation.)

**NOTICE:**

If you possess or control any property other than cash or credits belonging to the taxpayer, (1) do NOT convert such property to cash as a result of this order, but provide us with a description of the property under your control and hold the property until you receive a release from this department. (2) If such property is sold for other reasons, remit the cash proceeds to this department.

Property other than cash may include, but is not limited to, stocks, bonds, stock options, stock rights, contents of safe deposit boxes, etc.

Contact this office at the address shown above if you are not sure how to proceed in special or unusual circumstances.



STATE OF CALIFORNIA  
 Franchise Tax Board, M/S A-240  
 PO BOX 2952  
 SACRAMENTO CA 95812-2952  
 (916)845-3561

**ORDER TO WITHHOLD  
 PERSONAL INCOME TAX  
 PART 3 — FURNISH TO TAXPAYER**

Date: NOVEMBER 15, 2018

COUNTY OF RIVERSIDE  
 TREASURER-TAX COLLECTOR  
 ATTN: EXCESS PROCEEDS  
 PO BOX 12005  
 RIVERSIDE CA 92502-2205

Case No.:  
 Acct. No.:  
 SSN:  
 Tax Year(s): 2002

<b>AMOUNT DUE</b> <b>\$ 6,910.09</b>
---

Taxpayer's Name and Address:

JOSE ORTEGA  
 35649 CALLE SONOMA  
 CATHEDRAL CITY CA 92234

The Franchise Tax Board has issued an ORDER TO WITHHOLD to the addressee shown above under authorization of Section 18670 of the California Revenue and Taxation Code to enforce payment of an amount due for California Personal Income Tax.

The addressee has been instructed to deduct and withhold the amount due, shown above, from any credits or payments of any nature due, owing, and unpaid to you. Such credits and payments include, but are not limited to, deposits in financial institutions, declared dividends, rents, royalties, deposits in vacation or holiday trust funds, Individual Retirement Accounts, Keogh Accounts and other personal property in the possession of or controlled by the addressee.

The amount withheld by the addressee will be paid to the Franchise Tax Board and applied to your account for the tax years noted above. You should determine the amount withheld by the addressee and, if it is less than the amount due, you should forward payment of the remaining unpaid balance immediately to avoid further collection action. Please make your check or money order payable to the FRANCHISE TAX BOARD, attach it to this notice, and mail it to the Franchise Tax Board office shown at the top of this page.

**SPECIAL INFORMATION CONCERNING TAXPAYER RIGHTS**

- If we levy upon your bank account in error, we can reimburse you for bank charges incurred as a result of our error. To receive reimbursement, you must write to us at the above address within 90 days from the date of the levy.
- If immediate, full payment of the amount due will create an undue hardship, or if you have already paid the amount due, or if the amount is not due, contact us immediately. Please telephone the number shown at the top of this form for account information. You should have this notice with you when you call.

The Franchise Tax Board has a Taxpayer Advocate who reviews those cases where taxpayers have been unable to resolve their problems with the Franchise Tax Board through normal channels. To contact the Taxpayer Advocate, write to: Taxpayer Advocate Bureau, PO Box 157, Rancho Cordova CA 95741-0157. FAX (916) 845-6614. You may also email the Advocate at <http://www.ftb.ca.gov>.

## EXCERPTS FROM CALIFORNIA REVENUE AND TAXATION CODE

### 18670. NOTICE TO WITHHOLD, HOW SERVED

(a) The Franchise Tax Board may by notice, served personally or by first-class mail, require any employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter, or a political body not a subdivision or agency of the state, having in their possession, or under their control, any credits or other personal property or other things of value, belonging to a taxpayer or to an employer or person who has failed to withhold and transmit amounts due pursuant to this article, to withhold, from the credits or other personal property or other things of value, the amount of any tax, interest, or penalties due from the taxpayer or the amount of any liability incurred by that employer or person for failure to withhold and transmit amounts due from a taxpayer under this part and to transmit the amount withheld to the Franchise Tax Board at the times that it may designate. However, in the case of a depository institution, as defined in Section 19(b) of the Federal Reserve Act (12 U.S.C.A. Sec. 461(b)(1) (A)), amounts due from a taxpayer under this part shall be transmitted to the Franchise Tax Board not less than 10 business days from receipt of the notice. To be effective, the notice shall state the amount due from the taxpayer and shall be delivered or mailed to the branch or office reported in information returns filed with the Franchise Tax Board, or the branch or office where the credits or other property is held, unless another branch or office is designated by the employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter or a political body not a subdivision or agency of the state.

(b) (1) At least 45 days before sending a notice to withhold to the address indicated on the information return, the Franchise Tax Board shall request a depository institution to do either of the following:

(A) Verify that the address on its information return is its designated address for receiving notices to withhold.

(B) Provide the Franchise Tax Board with a designated address for receiving notices to withhold.

(2) Once the depository institution has specified a designated address pursuant to paragraph (1), the Franchise Tax Board shall send all notices to that address unless the depository institution provides notification of another address. The Franchise Tax Board shall send all notices to withhold to a new designated address 30 days after notification.

(3) Failure to verify or provide a designated address within 30 days of receiving the request shall be deemed verification of the address on the information return as the depository institution's designated address.

(c) Any corporation or person failing to withhold the amounts due from any taxpayer and transmit them to the Franchise Tax Board after service of the notice shall be liable for those amounts. However, in the case of a depository institution, if a notice to withhold is mailed to the branch where the account is located or principal banking office, the depository institution shall be liable for a failure to withhold only to the extent that the accounts can be identified in information normally maintained at that location in the ordinary course of business.

### 18672. FAILURE TO WITHHOLD, LIABILITY

Any employer or person failing to withhold the amount due from any taxpayer and to transmit the same to the Franchise Tax Board after service of a notice pursuant to Section 18670 is liable for such amounts.

### 18674. WITHHOLD AGENT, MUST PAY WITHOUT RESORTING TO ACTION

(a) Any employer or person required to withhold and transmit any amount pursuant to this article shall comply with the requirement without resort to any legal or equitable action in a court of law or equity. Any employer or person paying to the Franchise Tax Board any amount required by it to be withheld is not liable therefor to the person from whom withheld unless the amount withheld is refunded to the withholding agent. However, if a depository institution, as defined in 12 U.S.C. Sec. 461(b)(1)(A) withholds and pays to the Franchise Tax Board pursuant to this article any moneys held in a deposit account in which the delinquent taxpayer and another person or persons have an interest, or in an account held in the name of a third party or parties in which the delinquent taxpayer is ultimately determined to have no interest, the depository institution paying those moneys to the Franchise Tax Board is not liable therefor to any of the persons who have an interest in the account, unless the amount withheld is refunded to the withholding agent.

(b) In the case of a deposit account or accounts for which this notice to withhold applies, the depository institution shall send a notice by first-class mail to each person named on the account or accounts included in the notice from the Franchise Tax Board, provided that a current address for each person is available to the institution. This notice shall inform each person as to the reason for the hold placed on the account or accounts, the amount subject to being withheld, and the date by which this amount is to be remitted to the Franchise Tax Board. An institution may assess the account or accounts of each person receiving this notice a reasonable service charge not to exceed three dollars (\$3).



**Vertiz, Paola**

---

**From:** Yorston, Leslie@FTB <Leslie.Yorston@ftb.ca.gov>  
**Sent:** Tuesday, April 12, 2022 10:32 AM  
**To:** Vertiz, Paola; RCTTC Excess Proceeds; RCTTC Excess Proceeds  
**Subject:** RE: EP209-515 Request for Updated Statement of Monies Owed

**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.

Paola,

I've been out of the office since March 14<sup>th</sup>. I had an external out-of-office message for all external email senders. I just returned to the office today.

I have reviewed the taxpayer's account. There is no change to the Excess Proceeds Claim filed by FTB for the 2002 tax year. FTB is still only entitled to the amount due on the 2002 tax year as of May 2, 2017. There have been no credits to the taxpayer's account.

Feel free to call me if you have additional questions.

*Leslie A. Yorston, PCR Specialist*  
*Collection Advisory Team*  
*(916) 845-3561*  
*Fax (916) 843-8709*

**From:** Vertiz, Paola [mailto:PVertiz@rivco.org]  
**Sent:** Tuesday, April 12, 2022 8:36 AM  
**To:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>; RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>; Yorston, Leslie@FTB <Leslie.Yorston@ftb.ca.gov>; Dao, Yen@FTB <Yen.Dao@ftb.ca.gov>  
**Subject:** RE: EP209-515 Request for Updated Statement of Monies Owed

Good morning,

Would you happen to have an update on the below request, please confirm receipt of this email.

Best regards,

*Paola Vertiz*



Tax Sale Operations  
PH: (951) 955-3264

**From:** RCTTC Excess Proceeds  
**Sent:** Friday, April 8, 2022 1:27 PM

To: RCTTC Excess Proceeds <[RCTTCExcessProceeds@rivco.org](mailto:RCTTCExcessProceeds@rivco.org)>; Yorston, Leslie@FTB <[Leslie.Yorston@ftb.ca.gov](mailto:Leslie.Yorston@ftb.ca.gov)>  
Subject: RE: EP209-515 Request for Updated Statement of Monies Owed

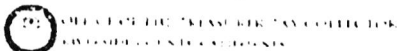
Re: PIN 673500043-2  
TC 209 Item 515  
Date of Sale: May 02, 2017  
FTB Account Number:

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale however the statement of Monies submitted to our office is approaching the one year timeframe. Can you please submit an updated statement of Monies Owed to our office no later than April 25,2022.

Thank you,

*Paola Vertiz*



Tax Sale Operations

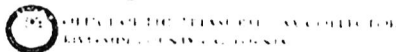
From: RCTTC Excess Proceeds <[RCTTCExcessProceeds@rivco.org](mailto:RCTTCExcessProceeds@rivco.org)>  
Sent: Friday, April 16, 2021 8:37 AM  
To: Yorston, Leslie@FTB <[Leslie.Yorston@ftb.ca.gov](mailto:Leslie.Yorston@ftb.ca.gov)>  
Subject: RE: EP209-515 Request for Updated Statement of Monies Owed

Good Morning Leslie,

Thank you for your response, I have added this to your claim as the updated statement of monies owed.

Best Regards,

*Ana C. Galindo*



Tax Sale Operations/Excess Proceeds  
PH: (951) 955-3848  
FAX: (951) 955-3990

From: Yorston, Leslie@FTB <[Leslie.Yorston@ftb.ca.gov](mailto:Leslie.Yorston@ftb.ca.gov)>  
Sent: Monday, April 12, 2021 10:43 AM  
To: Galindo, Ana <[ACGalindo@Rivco.org](mailto:ACGalindo@Rivco.org)>  
Subject: RE: EP209-515 Request for Updated Statement of Monies Owed

Ana.

I have reviewed the taxpayer's account. There is no change to the Excess Proceeds Claim filed by FTB for the 2002 tax year. FTB is still only entitled to the amount due on the 2002 tax year as of May 2, 2017. There have been no credits to the taxpayer's account.

Feel free to call me if you have additional questions.

*Leslie A. Yorston, Specialist  
Collection Advisory Team  
(916) 845-3561  
Fax (916) 843-8709*

**From:** Galindo, Ana [mailto:ACGalindo@Rivco.org]

**Sent:** Friday, April 09, 2021 2:40 PM

**To:** Yorston, Leslie@FTB <Leslie.Yorston@ftb.ca.gov>; elaine.canchola@cdtfa.ca.gov; Allala-Pridgen, Michelle Ann <Michelle.Allala-Pridgen@cdtfa.ca.gov>

**Cc:** Abril, Adelina <AABril@RIVCO.ORG>

**Subject:** EP209-515 Request for Updated Statement of Monies Owed

**Re:** PIN 673500043-2  
TC 209 Item 515  
Date of Sale: May 02, 2017  
FTB Account Number:

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**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  Updated Statement of Monies Owed (as of date of tax sale)

Please send in all documents within 30 days (May 09, 2021). If you should have any questions, please contact me at the number listed below.

Best Regards,

*Ana C. Galindo*



OFFICE OF THE TREASURER - TAX COLLECTION  
REVENUE ACCOUNTS DIVISION

Tax Sale Operations/Excess Proceeds

PH: (951) 955-3848

FAX: (951) 955-3990

**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**

CONFIDENTIALITY NOTICE: This email from the State of California is for the sole use of the intended recipient and may contain confidential and privileged information. Any unauthorized review or use, including disclosure or distribution, is prohibited. If you are not the intended recipient, please contact the sender and destroy all copies of this email.



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

2017 AUG 17 11:20 AM  
1120 13th Street, Suite 3 | Modesto, CA 95354

**CLAIM SUMMARY**

RIVERSIDE CO  
TREAS-TAX COLLECT

Date: August 2, 2017  
To: Riverside County Treasurer and Tax Collector

Assessors Parcel Number: 673500043-2  
Last Assessee: ORTEGA JOSE  
Sale Date: 4/27/2017  
TC: TC209  
Item Number: 515  
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 Jose Ortega as Document Number: 2002-468465, recorded on 8/23/2002 in Riverside County, CA.
2. Assignment of Rights To Collect Excess Proceeds signed by Jose Ortega
3. Claim form(s) signed by Global Discoveries
4. Photo ID for Assignor: Jose Ortega – **Please Note: The 35649 Calle Sonoma Cathedral City, CA 92234 address that is noted on Mr. Ortega's CA Driver License is one and the same address that Riverside County recognizes as the Tax Mailing address for the above referenced parcel.**

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

- One warrant in the amount of \$335,118.00 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: 7017-0530-0001-0423-2913**



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 673500043-2 Tax Sale number, Item 515 sold at public auction on 4/27/2017. I understand that the total of excess proceeds available for refund is \$ 335,118.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAULABLE 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.

Jose Ortega (Signature of Party of Interest/Assignor)
7-29-17 (Date)
Tax ID/SS#

Jose Ortega (Name Printed)
35649 Calle Sonoma (Address)
Colton, CA 92234 (City/State/Zip)
760-202-0667 (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 7/29/17 before me, CHRIS JOHN OSKIERA, NOTARY PUBLIC, personally appeared JOSE ORTEGA

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 of Notary Public (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.

(Signature of Assignee)
Jed Byerly, Managing Member (Name Printed)

Tax ID/SS#
Global Discoveries Ltd (Address)
P.O. Box 1748 (Address)
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.

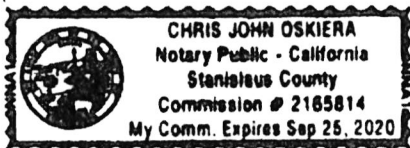
State of CALIFORNIA
County of STANISLAUS

On 7/31/17 before me, CHRIS JOHN OSKIERA, NOTARY PUBLIC, personally appeared JED BYERLY

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 of Notary Public (seal)
117-174 (3/85) (Ret-Perm)



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

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 673500043-2  
Tax Sale Number: TC209  
Item Number: 515  
Date of Sale: 4/27/2017

The undersigned claimant, Global Discoveries, Ltd., claims \$335,118.00+/- 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 2<sup>nd</sup> day of August, 2017 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

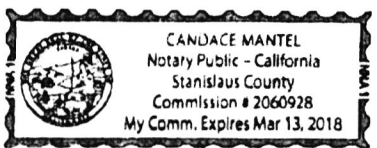
County of Stanislaus

On 8/7/17 before me, Candace Mantel - Notary Public, personally appeared  
(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.  
Candace Mantel (seal)  
Signature of Notary Public



Recording Requested By  
First American Title Company

DOC # 2002-468465

08/23/2002 08:00A Fee:13.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:

JOSE ORTEGA

60649 Paseo Real #4

Cathedral City, CA 92234-7140



M	S	U	PAGE	SHE	DA	PCOR	NOCON	SMP	MSC
	1		3			✓			
A	R	L							
						COPY	LONG	REFUND	NCMG

A.P.N.: 673-500-043 TRA #: 01902 Ord

019-172

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$394.90  
[ ] 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 CATHEDRAL CITY, and

13

(T)

kw

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
WILLIAM CALAWAY and DEBORAH E. CALAWAY, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to JOSE ORTEGA, AN UNMARRIED MAN

the following described property in the City of CATHEDRAL CITY, County of RIVERSIDE State of California;

LOT 26 OF TRACT 28759, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, AS PER MAP  
RECORDED IN BOOK 273, PAGE(S) 94 THROUGH 97, OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

William Calaway  
WILLIAM CALAWAY

Deborah E. Calaway  
DEBORAH E. CALAWAY

Document Date: August 6, 2002

STATE OF CALIFORNIA )  
COUNTY OF Riverside )

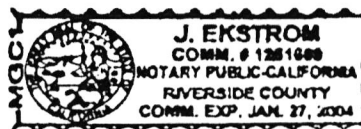
On August 19, 2002 before me, J. Ekstrom  
personally appeared William Calaway \*\*\*\*\*

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

J. Ekstrom



This area for official notarial seal.

Comm # 1251669  
exp 1-27-04

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

60384203



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

Name of notary: J EKSTROM

Commission #: 1251669

Place of execution: RIVERSIDE

Date commission expires: 1-27-04

Date: AUG 23 2002

Signature: *Charles J. Ekstrom*

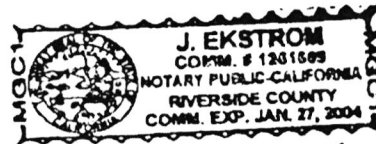


2882-468465  
RD/23 2002 08 RDH  
2 of 3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside  
On August 21, 2002 before me, J Ekstrom  
personally appeared Deborah E. Calgway  
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 J Ekstrom



This area for official notarial seal. Comm # 1251609  
EX 1-27-04

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) other than named above \_\_\_\_\_

CAPACITY(IES) CLAIMED BY SIGNER(S)

- INDIVIDUAL
- CORPORATE OFFICER(S)  
TITLE(S) \_\_\_\_\_
- PARTNER(S)  LIMITED  
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER \_\_\_\_\_

Right Thumbprint of Signer
Top of thumb here

- INDIVIDUAL
- CORPORATE OFFICER(S)  
TITLE(S) \_\_\_\_\_
- PARTNER(S)  LIMITED  
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER \_\_\_\_\_

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:  
\_\_\_\_\_  
\_\_\_\_\_



2002-468465  
09/23/2002 08 59A  
3 of 3

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 515 Assessment Number: 673500043-2

Assessee: ORTEGA, JOSE

Situs: 35649 CALLE SONOMA CATHEDRAL CITY 92234

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 \$4,500.50 from the sale of the above mentioned real property. I/We were the [X] 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. 2015-0137134; recorded on 4-6-15. 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.

Waiver of Assessment Lien - Recorded 4-6-15

Notice of Default - Recorded 4-5-17

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 26<sup>th</sup> day of July, 2017 at Riverside, Ca  
County, State

[Signature]  
Signature of Claimant

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

Wynne Guralnik  
Print Name

\_\_\_\_\_  
Print Name

10201+ Cook St. #3  
Street Address

\_\_\_\_\_  
Street Address

Palmdale Desert Ca 92311  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

760-340-1515  
Phone Number

\_\_\_\_\_  
Phone Number

2017 AUG - 1 PM 3:00  
TREASURER-TAX COLLECTOR

Recording Requested by:  
 ALDEA HOMEOWNERS ASSOCIATION  
 A CALIFORNIA NON PROFIT  
 MUTUAL BENEFIT CORPORATION

DOC # 2015-0137134  
 04/06/2015 01:11P Fee:28.00  
 Page 1 of 2  
 Recorded in Official Records  
 County of Riverside  
 Peter Aldana  
 Assessor, County Clerk & Recorder



When Recorded, Mail To:  
 WAYNE S. GURALNICK  
 A Professional Law Corporation  
 40-004 Cook Street, Suite 3  
 Palm Desert, CA 92211  
 (760) 340-0558

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2		1				1.50
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	811

811

02-134

NOTICE OF ASSESSMENT LIEN

29.50

NOTICE IS HEREBY GIVEN that LOT 26 of TRACT 28759, shown on file in Map Book 273, Pages 094, inclusive of Maps, Records of Riverside County, State of California, and the accompanying portion of the Common Area appurtenant thereto, has been assessed by the Board of Directors of ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, pursuant to its authority under the enabling Declaration of Restrictions, recorded JANUARY 14, 1999, as Instrument No. 044499, and any amendments thereto, as well as California Civil Code §§ 5675.

The record owner of said unit/lot is: Jose Ortega  
 Property Address (if any): 35649 Calle Sonoma, Cathedral City, Ca. 92234  
 Assessor's Parcel No.: 673-500-043

Itemized Statement

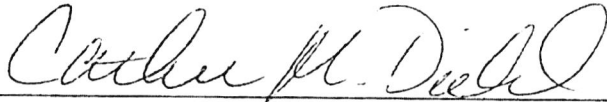
Amount of Assessment:	\$615.00
Additional Charges:	
Late Charges/Interest:	49.00
Pay-or-Lien:	75.00
Management / Bookkeeping Fees:	100.00
Attorney Costs:	95.00
Collection and/or Attorney's Fees:	425.00
<b>TOTAL ASSESSMENT LIEN DUE:</b>	<b>\$1,359.00</b>

Assessments are due and payable monthly in the amount of \$125.00 and shall be added to the total amount of the assessment lien, plus late charges, interest and special assessments levied after the date of this assessment lien, if any. The name and address of the Trustee authorized by ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, to enforce this lien by sale (nonjudicial foreclosure) is:

AUTHORIZED TRUSTEE  
 WAYNE S. GURALNICK  
 A Professional Law Corporation  
 40-004 Cook Street, Suite 3  
 Palm Desert, CA 92211  
 (760) 340-0558

Dated: April 1, 2015

ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL  
BENEFIT CORPORATION

By:   
CATHERINE M. DIEHL, Assistant Secretary of WAYNE S. GURALNICK,  
A Professional Law Corporation, Trustee, and Authorized Representative for  
ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT  
MUTUAL BENEFIT CORPORATION

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    )  
                                    ) ss.  
County of Riverside   )

On April 1, 2015, before me, Cynthia Van Lizzen, a Notary Public, personally appeared CATHERINE M. DIEHL, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that her signature on the instrument the person, or entity upon behalf of the person 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.



\_\_\_\_\_  
NOTARY PUBLIC



**Recording Requested By:**

ALDEA HOMEOWNERS ASSOCIATION  
A CALIFORNIA NON PROFIT  
MUTUAL BENEFIT CORPORATION

**When Recorded, Mail to:**

WAYNE S. GURALNICK  
A Professional Law Corporation  
40-004 Cook Street, Suite 3  
Palm Desert, California 92211  
**(760) 340-1515**  
02-134

**2017-0135442**

04/05/2017 10:14 AM Fee: \$ 31.00

Page 1 of 3

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



					R	A	Exam: 046			
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
3	1									
SIZE	NCOR	SMF	NCHG	T:						

*32, 50*

**NOTICE OF DEFAULT AND ELECTION TO SELL PURSUANT TO ASSESSMENT LIEN AND THE PROVISIONS OF THE DECLARATION OF RESTRICTIONS**

**IMPORTANT NOTICE**

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, AND YOU MAY HAVE THE LEGAL RIGHT TO BRING YOUR ACCOUNT IN GOOD STANDING BY PAYING ALL OF YOUR PAST-DUE PAYMENTS PLUS PERMITTED COSTS AND EXPENSES WITHIN THE TIME PERMITTED BY LAW FOR REINSTATEMENT OF YOUR ACCOUNT, WHICH IS NORMALLY FIVE BUSINESS DAYS PRIOR TO THE DATE SET FOR THE SALE OF YOUR PROPERTY. NO SALE DATE MAY BE SET UNTIL THREE MONTHS FROM THE DATE THIS NOTICE OF DEFAULT MAY BE RECORDED (WHICH DATE OF RECORDATION APPEARS ON THIS NOTICE). THIS AMOUNT IS THREE THOUSAND SEVEN HUNDRED FORTY-EIGHT DOLLARS AND ZERO CENTS (\$3,748.00) THROUGH APRIL 4, 2017 AND WILL INCREASE UNTIL YOUR ACCOUNT BECOMES CURRENT.

WHILE YOUR PROPERTY IS IN FORECLOSURE, YOU STILL MUST PAY OTHER OBLIGATIONS (SUCH AS INSURANCE AND TAXES) REQUIRED BY YOUR NOTE AND DEED OF TRUST OR MORTGAGE. IF YOU FAIL TO MAKE FUTURE PAYMENTS ON THE LOAN, PAY TAXES ON THE PROPERTY, PROVIDE INSURANCE ON THE NOTE AND DEED OF TRUST OR MORTGAGE, THE BENEFICIARY OR MORTGAGEE MAY INSIST THAT YOU DO SO IN ORDER TO REINSTATE YOUR ACCOUNT IN GOOD STANDING. IN ADDITION, THE BENEFICIARY OR MORTGAGEE MAY REQUIRE AS A CONDITION TO REINSTATEMENT THAT YOU PROVIDE RELIABLE WRITTEN EVIDENCE THAT YOU PAID ALL SENIOR LIENS, PROPERTY TAXES, AND HAZARD INSURANCE PREMIUMS.

UPON YOUR WRITTEN REQUEST, THE BENEFICIARY OR MORTGAGEE WILL GIVE YOU A WRITTEN ITEMIZATION OF THE ENTIRE AMOUNT YOU MUST PAY. YOU MAY NOT HAVE TO PAY THE ENTIRE UNPAID PORTION OF YOUR ACCOUNT, EVEN THOUGH FULL PAYMENT WAS DEMANDED, BUT YOU MUST PAY ALL AMOUNTS IN DEFAULT AT THE TIME PAYMENT IS MADE. HOWEVER, YOU AND YOUR BENEFICIARY OR MORTGAGEE MAY MUTUALLY AGREE IN WRITING PRIOR TO THE TIME THE NOTICE OF SALE IS POSTED (WHICH MAY NOT BE EARLIER THAN THE END OF THE THREE-MONTH PERIOD STATED ABOVE) TO, AMONG OTHER THINGS, (1) PROVIDE ADDITIONAL TIME IN WHICH TO CURE THE DEFAULT BY TRANSFER OF THE PROPERTY OR OTHERWISE; OR

(2) ESTABLISH A SCHEDULE OF PAYMENTS IN ORDER TO CURE YOUR DEFAULT; OR BOTH (1) AND (2). FOLLOWING THE EXPIRATION OF THE TIME PERIOD REFERRED TO IN THE FIRST PARAGRAPH OF THIS NOTICE, UNLESS THE OBLIGATION BEING FORECLOSED UPON OR A SEPARATE WRITTEN AGREEMENT BETWEEN YOU AND YOUR CREDITOR PERMITS A LONGER PERIOD, YOU HAVE ONLY THE LEGAL RIGHT TO STOP THE SALE OF YOUR PROPERTY BY PAYING THE ENTIRE AMOUNT DEMANDED BY YOUR CREDITOR.

TO FIND OUT THE AMOUNT YOU MUST PAY OR TO ARRANGE FOR PAYMENT TO STOP THE FORECLOSURE, OR IF YOUR PROPERTY IS IN FORECLOSURE FOR ANY OTHER REASON, CONTACT:

SUBSTITUTED TRUSTEE  
WAYNE S. GURALNICK  
A Professional Law Corporation  
40-004 Cook Street, Suite 3  
Palm Desert, California 92211  
(760) 340-1515

IF YOU HAVE ANY QUESTIONS, YOU SHOULD CONTACT A LAWYER OR THE GOVERNMENTAL AGENCY WHICH MAY HAVE INSURED YOUR LOAN.

NOTWITHSTANDING THE FACT THAT YOUR PROPERTY IS IN FORECLOSURE, YOU MAY OFFER YOUR PROPERTY FOR SALE, PROVIDED THE SALE IS CONCLUDED PRIOR TO THE CONCLUSION OF THE FORECLOSURE.

**REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER PROVISION OF THE  
DECLARATION OF RESTRICTIONS**

In the matter of the Notice of Assessment Lien executed by ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, dated April 1, 2015 recorded on April 6, 2015 as Document No. 2015-0137134 in Book 2015, Page 0137134, of the Official Records, in the office of the Riverside County Recorder and by the authority granted by the Declaration of Covenants, Conditions and Restrictions for ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, County of Riverside, State of California, recorded JANUARY 14, 1999, as Instrument No. 044499 and all amendments and supplements thereto, Official Records in the office of the County Recorder of Riverside County, California. **NOTICE IS HEREBY GIVEN** that a breach of obligation has occurred in connection with the payment of assessments, which obligation was created by a Document entitled Declaration for Establishment of Covenants, Conditions, and Restrictions for ALDEA HOMEOWNERS ASSOCIATION, recorded on JANUARY 14, 1999, as Instrument No. 044499, of Official Records of Riverside County, California, affecting real property and the improvements situated thereon, held in the name of:

Jose Ortega

LEGALLY DESCRIBED AS: LOT 26 of TRACT 28759, shown on file in Map Book 273, Pages 094, inclusive of Maps, Records of Riverside County, State of California, and the accompanying portion of the Common Area appurtenant thereto.

Assessor's Parcel No.: 673-500-043  
Property: 35649 Calle Sonoma, Cathedral City, Ca. 92234

By reason of said breach and default, it is hereby declared that the sum of \$3,748.00 is immediately due and payable as well as the sum of \$125.00 for each month subsequent to the recordation of this notice, plus any additional costs, penalties, late charges, collection costs, attorneys' fees, etc., which may become due and unpaid prior to the payment of said sums.

**NOTICE IS HEREBY GIVEN** of the election of the undersigned to cause a sale of the afore-described real property, improvements, and pertinent easements, rights, licenses, and privileges held in the name of the afore-stated real property owner(s), pursuant to the terms of the Declaration for Establishment of Covenants, Conditions and Restrictions, recorded JANUARY 14, 1999 as Instrument No. 044499, and the provisions of the California Civil Code §§ 5675 and 2924(a) through 2924(h) as authorized by the above-referenced Declaration, in satisfaction of the maintenance assessments presently delinquent hereafter and prior to the sale of the above-described property, and such sums as it may become necessary for ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, to advance to protect the security of its lien for payment of delinquent lien assessments.

DATED: April 4, 2017

ALDEA HOMEOWNERS ASSOCIATION  
A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION

By: *Catherine M Diehl*  
CATHERINE M. DIEHL, Assistant Secretary of WAYNE S. GURALNICK,  
A Professional Law Corporation, Trustee and Authorized Representative for  
ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT  
MUTUAL BENEFIT CORPORATION

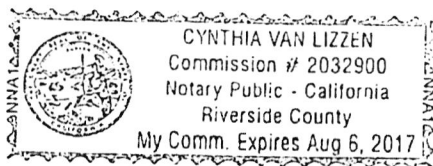
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, or validity of that document.

State of California    )  
  ) ss.  
County of Riverside    )

On April 4, 2017, before me, Cynthia Van Lizen, a Notary Public, personally appeared CATHERINE M. DIEHL, Assistant Secretary of WAYNE S. GURALNICK, A Professional Law Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that her signature on the instrument the person, or entity upon behalf of the person 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.



*[Handwritten Signature]*

NOTARY PUBLIC



ALDEA HOMEOWNERS ASSOCIATION  
 FINANCIAL TRANSACTIONS - 12/04/18

35649 Calle Sonoma  
 \*\*\*Jose Ortega

Unit ID:  
 STATUS: 06 - PREVIOUS OWNER

START DATE: 01/28/16      PREPAID BAL: 0.00

TXN	PAYMENTS/TRXN DESCR				CHARGES/PAYMENT DISTR		BALANCE		
DATE	PAYMT	AMT	CHECK #	DEP DT	CODE	N/A	DESCRIPTION	AMOUNT	DUE
012816	2059.00		158	012816	A1		MONTHLY DUES	(1510.00)	0.00
012816					01		Late Fees	(174.00)	
012816					09		PAY OR LIEN	(75.00)	
012816					05		MISC CHARGES	(300.00)	
020116					A1		MONTHLY DUES	125.00	125.00
021916					01		Late Fees	12.50	137.50
030116					A1		MONTHLY DUES	125.00	262.50
032116					01		Late Fees	12.50	275.00
040116					A1		MONTHLY DUES	125.00	400.00
041916					09		PAY OR LIEN	75.00	475.00
042016					01		Late Fees	12.50	487.50
050116					A1		MONTHLY DUES	125.00	612.50
052316					01		Late Fees	12.50	625.00
060116					A1		MONTHLY DUES	125.00	750.00
062116					01		Late Fees	12.50	762.50
070116					A1		MONTHLY DUES	125.00	887.50
072016					01		Late Fees	12.50	900.00
080116					A1		MONTHLY DUES	125.00	1025.00
041916					09		PAY OR LIEN	(75.00)	950.00
081916					01		Late Fees	12.50	962.50
090116					A1		MONTHLY DUES	125.00	1087.50
092016					01		Late Fees	12.50	1100.00
100116					A1		MONTHLY DUES	125.00	1225.00
102016					01		Late Fees	12.50	1237.50
110116					A1		MONTHLY DUES	125.00	1362.50
111716					01		Late Fees	12.50	1375.00
120116					A1		MONTHLY DUES	125.00	1500.00
122116					01		Late Fees	12.50	1512.50
010117					A1		MONTHLY DUES	125.00	1637.50
011917					01		Late Fees	12.50	1650.00

ALDEA HOMEOWNERS ASSOCIATION  
 FINANCIAL TRANSACTIONS - 12/04/18

35649 Calle Sonoma  
 \*\*\*Jose Ortega

Unit ID:  
 STATUS: 06 - PREVIOUS OWNER  
 PREPAID BAL: 0.00

START DATE: 01/28/16

TXN	PAYMENTS/TRXN DESCR			CHARGES/PAYMENT DISTR		BALANCE	
DATE	PAYMT AMT	CHECK #	DEP DT CODE	N/A	DESCRIPTION	AMOUNT	DUE
020117			APPLY CHARGES	A1	MONTHLY DUES	125.00	1775.00
022017			APPLY LATE FEE	01	Late Fees	12.50	1787.50
030117			APPLY CHARGES	A1	MONTHLY DUES	125.00	1912.50
031417			EXPENSE ADJ	07	MISC CHARGES	740.00	2652.50
032017			APPLY LATE FEE	01	Late Fees	12.50	2665.00
040117			APPLY CHARGES	A1	MONTHLY DUES	125.00	2790.00
041917			APPLY LATE FEE	01	Late Fees	12.50	2802.50

+ 100.00 repair fee  
 1598.00 - Apply fees  
 \$ 4300.50

-- End of report --

MATTHEW JENNINGS  
County of Riverside Treasurer - Tax Collector

Giovane Pizano  
Assistant Treasurer



Melissa Johnson  
Assistant Tax Collector

# Final Notice

April 09, 2021

Wayne Guralnick  
40004 Cook St. #3  
Palm Desert, CA 92211

Re: PIN 673500043-2  
TC 209 Item 515  
Date of Sale: May 02, 2017

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

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.

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent to Collect Excess Proceeds**
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate
- Copy of Birth Certificates
- Copy of Marriage Certificate for

- Original Note/Payment Book
- Original Notarized Updated Statement of Monies Owed (as of date of tax sale)**
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other

Please send in all original documents within 14 days should have any questions, please contact me at the n

Sincerely,

*Ana C. Galindo*  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3848/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION		COM
<input checked="" type="checkbox"/> Complete items 1, 2, and 3.		A. S
<input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.		<b>X</b>
<input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		B. F
1. Article Addressed to: EP 209 Item 515 Wayne Guralnick 40004 Cook St. #3 Palm Desert, CA 92211		D. I
2. Article Number (Transfer from service label) 7016 0340 0000 2071 9574		
3. S <input type="checkbox"/> Ac <input type="checkbox"/> Ar <input type="checkbox"/> Cr <input type="checkbox"/> C <input type="checkbox"/> C <input type="checkbox"/> In <input type="checkbox"/> In		



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

RECEIVED  
2018 MAY -2 PM 3:00  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 515 Assessment No.: 673500043-2

Assessee: ORTEGA, JOSE

Situs: 35649 CALLE SONOMA CATHEDRAL CITY 92234

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 \$334606.91 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. \_\_\_\_\_; 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 2 day of May, 2018 at Riverside, CA  
County, State

[Signature] Deputy Public Conservator  
Signature of Claimant Guardian Signature of Claimant

Jackelyn Holquin  
Print Name

3625 14th Street  
Street Address

Riverside, CA, 92502  
City, State, Zip

951 955 1540  
Phone Number

\_\_\_\_\_  
Print Name

P.O. Box 1405  
Street Address

Riverside, CA, 92502  
City, State, Zip

\_\_\_\_\_  
Phone Number

Recording Requested By  
First American Title Company

AND WHEN RECORDED MAIL TO:  
JOSE ORTEGA  
68649 Paseo Real 34  
Cathedral City, CA 92254-7140

DOC # 2002-488465  
08/23/2002 08:00R Fee:13.00  
Page 1 of 3 Doc Tax Paid  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	IMP	REC.
			3						
A	S	L							

A.P.N.: 073-500-043 TRA # 01902 Ord

019-172

GRANT DEED

608842-23

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$394.90  
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 CATHEDRAL CITY, and

13  
T  
KW

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
WILLIAM CALAWAY and DEBORAH E. CALAWAY, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to JOSE ORTEGA, AN UNMARRIED MAN

the following, described property in the City of CATHEDRAL CITY, County of RIVERSIDE State of California;

LOT 26 OF TRACT 28735, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, AS PER MAP  
RECORDED IN BOOK 273, PAGE(S) 94 THROUGH 97, OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

William Calaway  
WILLIAM CALAWAY

Deborah E. Calaway  
DEBORAH E. CALAWAY

Document Date: August 6, 2002

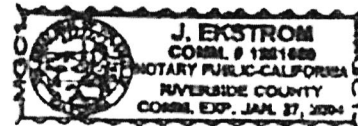
STATE OF CALIFORNIA )  
COUNTY OF Riverside )

On August 19, 2002 before me, J. Ekstrom  
personally appeared: William Calaway \*\*\*\*\*

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/hers/their signature(s)) on the instrument  
the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (NOTARIAL) seal.

Signature: J. Ekstrom



This area for official notarial seal.

Comm # 125169  
exp 1-27-04

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

**McDowell, Johnisha**

---

**From:** Abril, Adelina  
**Sent:** Wednesday, October 20, 2021 8:49 AM  
**To:** Holguin, Jackelyn  
**Cc:** RCTTC Excess Proceeds; Vertiz, Paola; Romero, Jennifer  
**Subject:** RE: EP 209-515 & 516 / PINS 673500043 & 673500044

Good morning,

Thank you for this update. If the Public Guardian's office wishes to withdraw their claims on both parcels, please send us an email stating such, so that we may include this in our files.

Thank you,

*Adelina Abril*



OFFICE OF THE TREASURER TAX COLLECTOR  
RIVERSIDE COUNTY CALIFORNIA

Supervising Accounting Technician  
Tax Sale Operations Unit  
PH: (951) 955-3386  
FAX: (951) 955-3990  
[www.countytreasurer.org](http://www.countytreasurer.org)

**From:** Jackelyn Holguin <JHolguin@ruhealth.org>  
**Sent:** Wednesday, October 13, 2021 10:01 AM  
**To:** Abril, Adelina <AABril@RIVCO.ORG>  
**Cc:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>; Vertiz, Paola <PVertiz@rivco.org>; Romero, Jennifer <JIRomero@RIVCO.ORG>  
**Subject:** RE: EP 209-515 & 516 / PINS 673500043 & 673500044

Good Morning,

The Public Guardian's office is no longer managing Mr. Ortega's estate. Ruth Nevarez was appointed as the estate executor and I have provided her with the information below.

Ruth Nevarez  
714-337-3182

Thank you  
Jackie

**From:** Abril, Adelina [<mailto:AABril@RIVCO.ORG>]  
**Sent:** Thursday, October 7, 2021 10:36 AM  
**To:** Jackelyn Holguin <JHolguin@ruhealth.org>  
**Cc:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>; Paola Vertiz <PVertiz@rivco.org>; Jennifer Romero <JIRomero@rivco.org>  
**Subject:** EP 209-515 & 516 / PINS 673500043 & 673500044

Good morning,

Re: EP 209-515 & 516 / PINS 673500043 & 673500044

Our office is currently reviewing the Excess Proceeds files for the above referenced parcels. During our review, it has come to our attention that Mr. Ortega may now be deceased. Can you please advise if the Public Guardian's office is still the active conservator over Mr. Ortega's Estate?

Sincerely,

*Adelina Abril*



OFFICE OF THE TREASURER TAX COLLECTOR  
RIVERSIDE COUNTY CALIFORNIA

Supervising Accounting Technician

Tax Sale Operations Unit

[www.countytreasurer.org](http://www.countytreasurer.org)

---

### 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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 515 Assessment Number: 673500043-2

Assessee: ORTEGA, JOSE

Situs: 35649 CALLE SONOMA CATHEDRAL CITY 92234

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 \$4,500.50 from the sale of the above mentioned real property. I/We were the [X] 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. 2015-0137134 recorded on 4-6-15. 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.

Notice of Assessment Lien - Recorded 4-6-15

Notice of Default - Recorded 4-5-17

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 26<sup>th</sup> day of July, 2017 at Riverside, Ca  
County, State

[Signature] \_\_\_\_\_  
Signature of Claimant

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

Wynne Guralnik \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

100011 Look St. #3 \_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

Calver Desert Ca 92011 \_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

760-340-1515 \_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Phone Number

2017 AUG -1 PM 3:00  
TREASURER-TAX COLLECTOR



Recording Requested by:  
 ALDEA HOMEOWNERS ASSOCIATION  
 A CALIFORNIA NON PROFIT  
 MUTUAL BENEFIT CORPORATION

DOC # 2015-0137134  
 04/06/2015 01:11P Fee:28.00  
 Page 1 of 2  
 Recorded in Official Records  
 County of Riverside  
 Peter Aldana  
 Assessor, County Clerk & Recorder



When Recorded, Mail To:  
 WAYNE S. GURALNICK  
 A Professional Law Corporation  
 40-004 Cook Street, Suite 3  
 Palm Desert, CA 92211  
 (760) 340-0558

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2		1				1.50
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					T:		CTY	UNI	811

IC  
811

02-134

**NOTICE OF ASSESSMENT LIEN**

29.50

NOTICE IS HEREBY GIVEN that LOT 26 of TRACT 28759, shown on file in Map Book 273, Pages 094, inclusive of Maps, Records of Riverside County, State of California, and the accompanying portion of the Common Area appurtenant thereto, has been assessed by the Board of Directors of ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, pursuant to its authority under the enabling Declaration of Restrictions, recorded JANUARY 14, 1999, as Instrument No. 044499, and any amendments thereto, as well as California *Civil Code* §§ 5675.

The record owner of said unit/lot is: **Jose Ortega**  
 Property Address (if any): **35649 Calle Sonoma, Cathedral City, Ca. 92234**  
 Assessor's Parcel No.: **673-500-043**

**Itemized Statement**

<b>Amount of Assessment:</b>	\$615.00
<b>Additional Charges:</b>	
Late Charges/Interest:	49.00
Pay-or-Lien:	75.00
Management / Bookkeeping Fees:	100.00
Attorney Costs:	95.00
Collection and/or Attorney's Fees:	425.00
<b>TOTAL ASSESSMENT LIEN DUE:</b>	<b>\$1,359.00</b>

Assessments are due and payable monthly in the amount of **\$125.00** and shall be added to the total amount of the assessment lien, plus late charges, interest and special assessments levied after the date of this assessment lien, if any. The name and address of the Trustee authorized by ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, to enforce this lien by sale (nonjudicial foreclosure) is:

AUTHORIZED TRUSTEE  
 WAYNE S. GURALNICK  
 A Professional Law Corporation  
 40-004 Cook Street, Suite 3  
 Palm Desert, CA 92211  
 (760) 340-0558



**Recording Requested By:**

ALDEA HOMEOWNERS ASSOCIATION  
A CALIFORNIA NON PROFIT  
MUTUAL BENEFIT CORPORATION

**When Recorded, Mail to:**

WAYNE S. GURALNICK  
A Professional Law Corporation  
40-004 Cook Street, Suite 3  
Palm Desert, California 92211  
(760) 340-1515  
02-134

**2017-0135442**

04/05/2017 10:14 AM Fee: \$ 31.00

Page 1 of 3

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



					R	A	Exam: 046		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
3	1								1
SIZE	NCOR	SMF	NCHG	T:					

*32,50*

**NOTICE OF DEFAULT AND ELECTION TO SELL PURSUANT TO ASSESSMENT LIEN AND THE PROVISIONS OF THE DECLARATION OF RESTRICTIONS**

**IMPORTANT NOTICE**

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, AND YOU MAY HAVE THE LEGAL RIGHT TO BRING YOUR ACCOUNT IN GOOD STANDING BY PAYING ALL OF YOUR PAST-DUE PAYMENTS PLUS PERMITTED COSTS AND EXPENSES WITHIN THE TIME PERMITTED BY LAW FOR REINSTATEMENT OF YOUR ACCOUNT, WHICH IS NORMALLY FIVE BUSINESS DAYS PRIOR TO THE DATE SET FOR THE SALE OF YOUR PROPERTY. NO SALE DATE MAY BE SET UNTIL THREE MONTHS FROM THE DATE THIS NOTICE OF DEFAULT MAY BE RECORDED (WHICH DATE OF RECORDATION APPEARS ON THIS NOTICE). THIS AMOUNT IS THREE THOUSAND SEVEN HUNDRED FORTY-EIGHT DOLLARS AND ZERO CENTS (\$3,748.00) THROUGH APRIL 4, 2017 AND WILL INCREASE UNTIL YOUR ACCOUNT BECOMES CURRENT.

WHILE YOUR PROPERTY IS IN FORECLOSURE, YOU STILL MUST PAY OTHER OBLIGATIONS (SUCH AS INSURANCE AND TAXES) REQUIRED BY YOUR NOTE AND DEED OF TRUST OR MORTGAGE. IF YOU FAIL TO MAKE FUTURE PAYMENTS ON THE LOAN, PAY TAXES ON THE PROPERTY, PROVIDE INSURANCE ON THE NOTE AND DEED OF TRUST OR MORTGAGE, THE BENEFICIARY OR MORTGAGEE MAY INSIST THAT YOU DO SO IN ORDER TO REINSTATE YOUR ACCOUNT IN GOOD STANDING. IN ADDITION, THE BENEFICIARY OR MORTGAGEE MAY REQUIRE AS A CONDITION TO REINSTATEMENT THAT YOU PROVIDE RELIABLE WRITTEN EVIDENCE THAT YOU PAID ALL SENIOR LIENS, PROPERTY TAXES, AND HAZARD INSURANCE PREMIUMS.

UPON YOUR WRITTEN REQUEST, THE BENEFICIARY OR MORTGAGEE WILL GIVE YOU A WRITTEN ITEMIZATION OF THE ENTIRE AMOUNT YOU MUST PAY. YOU MAY NOT HAVE TO PAY THE ENTIRE UNPAID PORTION OF YOUR ACCOUNT, EVEN THOUGH FULL PAYMENT WAS DEMANDED, BUT YOU MUST PAY ALL AMOUNTS IN DEFAULT AT THE TIME PAYMENT IS MADE. HOWEVER, YOU AND YOUR BENEFICIARY OR MORTGAGEE MAY MUTUALLY AGREE IN WRITING PRIOR TO THE TIME THE NOTICE OF SALE IS POSTED (WHICH MAY NOT BE EARLIER THAN THE END OF THE THREE-MONTH PERIOD STATED ABOVE) TO, AMONG OTHER THINGS, (1) PROVIDE ADDITIONAL TIME IN WHICH TO CURE THE DEFAULT BY TRANSFER OF THE PROPERTY OR OTHERWISE; OR

(2) ESTABLISH A SCHEDULE OF PAYMENTS IN ORDER TO CURE YOUR DEFAULT; OR BOTH (1) AND (2). FOLLOWING THE EXPIRATION OF THE TIME PERIOD REFERRED TO IN THE FIRST PARAGRAPH OF THIS NOTICE, UNLESS THE OBLIGATION BEING FORECLOSED UPON OR A SEPARATE WRITTEN AGREEMENT BETWEEN YOU AND YOUR CREDITOR PERMITS A LONGER PERIOD, YOU HAVE ONLY THE LEGAL RIGHT TO STOP THE SALE OF YOUR PROPERTY BY PAYING THE ENTIRE AMOUNT DEMANDED BY YOUR CREDITOR.

TO FIND OUT THE AMOUNT YOU MUST PAY OR TO ARRANGE FOR PAYMENT TO STOP THE FORECLOSURE, OR IF YOUR PROPERTY IS IN FORECLOSURE FOR ANY OTHER REASON, CONTACT:

SUBSTITUTED TRUSTEE  
WAYNE S. GURALNICK  
A Professional Law Corporation  
40-004 Cook Street, Suite 3  
Palm Desert, California 92211  
**(760) 340-1515**

IF YOU HAVE ANY QUESTIONS, YOU SHOULD CONTACT A LAWYER OR THE GOVERNMENTAL AGENCY WHICH MAY HAVE INSURED YOUR LOAN.

NOTWITHSTANDING THE FACT THAT YOUR PROPERTY IS IN FORECLOSURE, YOU MAY OFFER YOUR PROPERTY FOR SALE, PROVIDED THE SALE IS CONCLUDED PRIOR TO THE CONCLUSION OF THE FORECLOSURE.

**REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER PROVISION OF THE  
DECLARATION OF RESTRICTIONS**

In the matter of the Notice of Assessment Lien executed by ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, dated April 1, 2015 recorded on April 6, 2015 as Document No. 2015-0137134 in Book 2015, Page 0137134, of the Official Records, in the office of the Riverside County Recorder and by the authority granted by the Declaration of Covenants, Conditions and Restrictions for ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, County of Riverside, State of California, recorded JANUARY 14, 1999, as Instrument No. 044499 and all amendments and supplements thereto, Official Records in the office of the County Recorder of Riverside County, California. **NOTICE IS HEREBY GIVEN** that a breach of obligation has occurred in connection with the payment of assessments, which obligation was created by a Document entitled Declaration for Establishment of Covenants, Conditions, and Restrictions for ALDEA HOMEOWNERS ASSOCIATION, recorded on JANUARY 14, 1999, as Instrument No. 044499, of Official Records of Riverside County, California, affecting real property and the improvements situated thereon, held in the name of:

Jose Ortega

LEGALLY DESCRIBED AS: LOT 26 of TRACT 28759, shown on file in Map Book 273, Pages 094, inclusive of Maps, Records of Riverside County, State of California, and the accompanying portion of the Common Area appurtenant thereto.

Assessor's Parcel No.: 673-500-043  
Property: **35649 Calle Sonoma, Cathedral City, Ca. 92234**

By reason of said breach and default, it is hereby declared that the sum of \$3,748.00 is immediately due and payable as well as the sum of \$125.00 for each month subsequent to the recordation of this notice, plus any additional costs, penalties, late charges, collection costs, attorneys' fees, etc., which may become due and unpaid prior to the payment of said sums.

**NOTICE IS HEREBY GIVEN** of the election of the undersigned to cause a sale of the afore-described real property, improvements, and pertinent easements, rights, licenses, and privileges held in the name of the afore-stated real property owner(s), pursuant to the terms of the Declaration for Establishment of Covenants, Conditions and Restrictions, recorded JANUARY 14, 1999 as Instrument No. 044499, and the provisions of the California *Civil Code* §§ 5675 and 2924(a) through 2924(h) as authorized by the above-referenced Declaration, in satisfaction of the maintenance assessments presently delinquent hereafter and prior to the sale of the above-described property, and such sums as it may become necessary for ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, to advance to protect the security of its lien for payment of delinquent lien assessments.

DATED: April 4, 2017

ALDEA HOMEOWNERS ASSOCIATION  
A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION

By: *Catherine M Diehl*  
CATHERINE M. DIEHL, Assistant Secretary of WAYNE S. GURALNICK,  
A Professional Law Corporation, Trustee and Authorized Representative for  
ALDEA HOMEOWNERS ASSOCIATION, A CALIFORNIA NON PROFIT  
MUTUAL BENEFIT CORPORATION

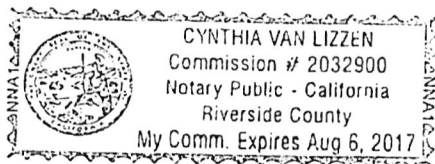
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, or validity of that document.

State of California    )  
                                  ) ss.  
County of Riverside    )

On April 4, 2017, before me, Cynthia Van Lizen, a Notary Public, personally appeared CATHERINE M. DIEHL, Assistant Secretary of WAYNE S. GURALNICK, A Professional Law Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that her signature on the instrument the person, or entity upon behalf of the person 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.



*[Handwritten Signature]*

NOTARY PUBLIC

ALDEA HOMEOWNERS ASSOCIATION  
 FINANCIAL TRANSACTIONS - 12/04/18

35649 Calle Sonoma  
 \*\*\*Jose Ortega

Unit ID:  
 STATUS: 06 - PREVIOUS OWNER

START DATE: 01/28/16      PREPAID BAL: 0.00

TXN	PAYMENTS/TRXN DESCR				CHARGES/PAYMENT DISTR		BALANCE		
DATE	PAYMT	AMT	CHECK #	DEP DT	CODE	N/A	DESCRIPTION	AMOUNT	DUE
012816	2059.00		158	012816	A1		MONTHLY DUES	(1510.00)	0.00
012816					01		Late Fees	(174.00)	
012816					09		PAY OR LIEN	(75.00)	
012816					05		MISC CHARGES	(300.00)	
020116					A1		MONTHLY DUES	125.00	125.00
021916					01		Late Fees	12.50	137.50
030116					A1		MONTHLY DUES	125.00	262.50
032116					01		Late Fees	12.50	275.00
040116					A1		MONTHLY DUES	125.00	400.00
041916					09		PAY OR LIEN	75.00	475.00
042016					01		Late Fees	12.50	487.50
050116					A1		MONTHLY DUES	125.00	612.50
052316					01		Late Fees	12.50	625.00
060116					A1		MONTHLY DUES	125.00	750.00
062116					01		Late Fees	12.50	762.50
070116					A1		MONTHLY DUES	125.00	887.50
072016					01		Late Fees	12.50	900.00
080116					A1		MONTHLY DUES	125.00	1025.00
041916					09		PAY OR LIEN	(75.00)	950.00
081916					01		Late Fees	12.50	962.50
090116					A1		MONTHLY DUES	125.00	1087.50
092016					01		Late Fees	12.50	1100.00
100116					A1		MONTHLY DUES	125.00	1225.00
102016					01		Late Fees	12.50	1237.50
110116					A1		MONTHLY DUES	125.00	1362.50
111716					01		Late Fees	12.50	1375.00
120116					A1		MONTHLY DUES	125.00	1500.00
122116					01		Late Fees	12.50	1512.50
010117					A1		MONTHLY DUES	125.00	1637.50
011917					01		Late Fees	12.50	1650.00

ALDEA HOMEOWNERS ASSOCIATION  
 FINANCIAL TRANSACTIONS - 12/04/18

35649 Calle Sonoma  
 \*\*\*Jose Ortega

Unit ID:  
 STATUS: 06 - PREVIOUS OWNER  
 PREPAID BAL: 0.00

START DATE: 01/28/16

TXN	PAYMENTS/TRXN DESCR			CHARGES/PAYMENT DISTR		BALANCE	
DATE	PAYMT AMT	CHECK #	DEP DT CODE	N/A	DESCRIPTION	AMOUNT	DUE
020117			A1		MONTHLY DUES	125.00	1775.00
022017			01		Late Fees	12.50	1787.50
030117			A1		MONTHLY DUES	125.00	1912.50
031417			07		MISC CHARGES	740.00	2652.50
032017			01		Late Fees	12.50	2665.00
040117			A1		MONTHLY DUES	125.00	2790.00
041917			01		Late Fees	12.50	2802.50

+ 100.00 repair fee  
 1598.00 Atty. fees  
 \$ 4500.50

-- End of report --

MATTHEW JENNINGS  
County of Riverside Treasurer - Tax Collector

Giovane Pizano  
Assistant Treasurer



Melissa Johnson  
Assistant Tax Collector

# Final Notice

April 09, 2021

Wayne Guralnick  
40004 Cook St. #3  
Palm Desert, CA 92211

Re: PIN 673500043-2  
TC 209 Item 515  
Date of Sale: May 02, 2017

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

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.

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent to Collect Excess Proceeds**
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate
- Copy of Birth Certificates
- Copy of Marriage Certificate for

- Original Note/Payment Book
- Original Notarized Updated Statement of Monies Owed (as of date of tax sale)**
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other

Please send in all original documents within 14 days should have any questions, please contact me at the n

Sincerely,

*Ana C. Galindo*  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3848/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION		COM
<input checked="" type="checkbox"/> Complete items 1, 2, and 3.		A. S
<input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.		<b>X</b>
<input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		B. F
1. Article Addressed to: EP 209 Item 515 Wayne Guralnick 40004 Cook St. #3 Palm Desert, CA 92211		D. I I
2. Article Number (Transfer from service label) 9590 9402 1202 5246 9549 89 7016 0340 0000 2071 9574		
3. S <input type="checkbox"/> Ac <input type="checkbox"/> Ac <input type="checkbox"/> Cr <input type="checkbox"/> Cr <input type="checkbox"/> C <input type="checkbox"/> In <input type="checkbox"/> In <input type="checkbox"/> C		



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

RECEIVED  
2018 MAY -2 PM 3:00  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 515 Assessment No.: 673500043-2

Assessee: ORTEGA, JOSE

Situs: 35649 CALLE SONOMA CATHEDRAL CITY 92234

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 \$ 334606.91 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. \_\_\_\_\_; 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.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 2 day of May, 2018 at Riverside, CA  
County, State

[Signature] Deputy Public Conservator  
Signature of Claimant Guardian Signature of Claimant

Jackelyn Holgin  
Print Name

3625 14th Street  
Street Address

Riverside, CA, 92502  
City, State, Zip

951 955 1540  
Phone Number

\_\_\_\_\_  
Print Name

P.O. Box 1405  
Street Address

Riverside, CA, 92502  
City, State, Zip

\_\_\_\_\_  
Phone Number

Recording Requested By  
First American Title Company

AND WHEN RECORDED MAIL TO:  
JOSE ORTEGA  
68649 Paseo Real 34  
Cathedral City, CA 92254-7140

DOC # 2002-488465

08/23/2002 09:00A Fee:13.00  
Page 1 of 3 Doc T Tax Paid  
Recorded in Official Records

County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	IMP	REC.
	1		3				✓		
A	S	L							

A.P.N.: 673-500-043 TRA # 01902 Ord

019-177

GRANT DEED

608842-03

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$39A.90  
 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 CATHEDRAL CITY, and

13  
T  
KW

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
WILLIAM CALAWAY and DEBORAH E. CALAWAY, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to JOSE ORTEGA, AN UNMARRIED MAN

the following, described property in the City of CATHEDRAL CITY, County of RIVERSIDE State of California;

LOT 26 OF TRACT 28739, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, AS PER MAP  
RECORDED IN BOOK 273, PAGE(S) 94 THROUGH 97, OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

William Calaway  
WILLIAM CALAWAY

Deborah E. Calaway  
DEBORAH E. CALAWAY

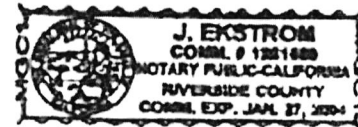
Document Date: August 6, 2002

STATE OF CALIFORNIA )  
COUNTY OF Riverside )  
On August 19, 2002 before me, J. Ekstrom  
personally appeared: William Calaway \*\*\*\*\*

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.

WITNESSEY my hand and official seal.

Signature: J. Ekstrom



This area for official notarial seal.

Comm # 1251689  
Exp 1-27-04

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

**McDowell, Johnisha**

---

**From:** Abril, Adelina  
**Sent:** Wednesday, October 20, 2021 8:49 AM  
**To:** Holguin, Jackelyn  
**Cc:** RCTTC Excess Proceeds; Vertiz, Paola; Romero, Jennifer  
**Subject:** RE: EP 209-515 & 516 / PINS 673500043 & 673500044

Good morning,

Thank you for this update. If the Public Guardian's office wishes to withdraw their claims on both parcels, please send us an email stating such, so that we may include this in our files.

Thank you,

*Adelina Abril*



OFFICE OF THE TREASURER TAX COLLECTOR  
RIVERSIDE COUNTY CALIFORNIA

Supervising Accounting Technician

Tax Sale Operations Unit

PH: (951) 955-3386

FAX: (951) 955-3990

[www.countytreasurer.org](http://www.countytreasurer.org)

**From:** Jackelyn Holguin <JHolguin@ruhealth.org>  
**Sent:** Wednesday, October 13, 2021 10:01 AM  
**To:** Abril, Adelina <AABril@RIVCO.ORG>  
**Cc:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>; Vertiz, Paola <PVertiz@rivco.org>; Romero, Jennifer <JIRomero@RIVCO.ORG>  
**Subject:** RE: EP 209-515 & 516 / PINS 673500043 & 673500044

Good Morning,

The Public Guardian's office is no longer managing Mr. Ortega's estate. Ruth Nevarez was appointed as the estate executor and I have provided her with the information below.

Ruth Nevarez  
714-337-3182

Thank you  
Jackie

**From:** Abril, Adelina [<mailto:AABril@RIVCO.ORG>]  
**Sent:** Thursday, October 7, 2021 10:36 AM  
**To:** Jackelyn Holguin <JHolguin@ruhealth.org>  
**Cc:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>; Paola Vertiz <PVertiz@rivco.org>; Jennifer Romero <JIRomero@rivco.org>  
**Subject:** EP 209-515 & 516 / PINS 673500043 & 673500044

Good morning,

Re: EP 209-515 & 516 / PINS 673500043 & 673500044

Our office is currently reviewing the Excess Proceeds files for the above referenced parcels. During our review, it has come to our attention that Mr. Ortega may now be deceased. Can you please advise if the Public Guardian's office is still the active conservator over Mr. Ortega's Estate?

Sincerely,

*Adelina Abril*



OFFICE OF THE TREASURER TAX COLLECTOR  
RIVERSIDE COUNTY CALIFORNIA

Supervising Accounting Technician

Tax Sale Operations Unit

[www.countytreasurer.org](http://www.countytreasurer.org)

---

### 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)

RECEIVED  
2017 AUG 23 AM 8:26  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 515 Assessment No.: 673500043-2

Assessee: ORTEGA, JOSE

Situs: 35649 CALLE SONOMA CATHEDRAL CITY 92234

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 \$ 335,118.00 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. 2017-0248573 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 31 day of July, 2017 at Riverside, Ca  
County, State

Jose Ortega  
Signature of Claimant

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

JOSE ORTEGA  
Print Name

\_\_\_\_\_  
Print Name

68614 CALLE SONOMA  
Street Address

\_\_\_\_\_  
Street Address

CATHEDRAL CITY, CA 922347919  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

760 202 0667  
Phone Number

\_\_\_\_\_  
Phone Number

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 31, 2017 before me, Jeri Lynch-Johnson, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Jose Ortega  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Claim For Excess Proceeds from the  
Title or Type of Document: Sale of tax Defaulted Property Document Date: na  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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 673500043-2 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 \$ 335,118.00 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 Ortega  
(Signature of Party of Interest)

Jose Ortega  
(Name Printed)

68104 Calle Cabra  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_)

Cathedral City, Ca 92234  
(City/State/Zip)

(760) 202-0667  
(Area Code/Telephone Number)

On \_\_\_\_\_, before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, 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. see attached.

\_\_\_\_\_  
(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, 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)

CT  
STATE OF ~~CALIFORNIA~~ )ss. Westport  
COUNTY OF Fairfield)

Westport, CT 06880  
(City/State/Zip)

On August 17th 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.

[Signature]  
(Signature of Notary)

\_\_\_\_\_  
(This area for official seal)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Aug 11, 2017 before me, Jeri Lynch-Johnson, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Jose Ortega  
Name(s) of Signer(s)

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.



Signature Jeri Lynch-Johnson  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Authorization for Agent  
Title or Type of Document: TO collect Excess Proceeds Document Date: na  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)  
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



Recording Requested By  
First American Title Company

AND WHEN RECORDED MAIL TO:  
JOSE ORTEGA  
68649 Paseo Real #4  
Cathedral City, CA 92234-7140

DOC # 2002-468465

88/23/2002 08:00A Fee:13.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCCR	SMF	MSC
	1		3			✓			
A	R	L	CPY	LONG	REFUND	NC-IG	EAM		

A.P.N.: 673-500-043 TRA #: ~~01902~~ Ord

019-172

GRANT DEED

688842-03

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$394.90  
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 CATHEDRAL CITY, and

13

(T)  
Ked

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
WILLIAM CALAWAY and DEBORAH E. CALAWAY, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to JOSE ORTEGA, AN UNMARRIED MAN

the following described property in the City of CATHEDRAL CITY, County of RIVERSIDE State of California;

LOT 26 OF TRACT 28759, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, AS PER MAP  
RECORDED IN BOOK 273, PAGE(S) 94 THROUGH 97, OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

William Calaway  
WILLIAM CALAWAY

Deborah E. Calaway  
DEBORAH E. CALAWAY

Document Date: August 6, 2002

STATE OF CALIFORNIA )  
COUNTY OF Riverside )

On August 19, 2002 before me, J. Ekstrom  
personally appeared William Calaway \*\*\*\*\*

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

J. Ekstrom



This area for official notarial seal.

Comm # 1251688  
exp 1-27-04

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

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

Name of notary: J EKSTROM

Commission #: 1251669

Place of execution: RIVERSIDE

Date commission expires: 1-27-04

Date: AUG 23 2002

Signature: *Charles J. Ekstrom*



**FOUND EXTRA MONEY, LLC**  
**"FEM, LLC"**

UNCLAIMED MONEY CONSULTANTS  
WWW.FoundExtraMoney.com

RECEIVED  
11/06/17  
11:03 AM  
LOS ANGELES

Ph: (888) 867-4785 | Fx: (702) 906-1219 | Richard@foundextramoney.com

**LAS VEGAS OFFICE**

8022 S. Rainbow Blvd. #362  
Las Vegas, NV. 89139

**LOS ANGELES OFFICE**

9420 Reseda Blvd. #830  
Northridge, CA. 91324

November 6, 2017

Riverside County Treasurer-Tax Collector  
Attn: Excess Proceeds Dept.  
PO Box 12005  
Riverside, CA 92502-2205

**RE: CLAIM FOR EXCESS PROCEEDS**

**PARCEL NUMBER:** 673-500-043-2  
**SALE NUMBER:** TC209  
**ITEM NUMBER:** 515  
**SITUS ADDRESS:** 35649 Calle Sonoma; Cathedral City, CA 92234  
**LAST ASSESSED:** Jose Ortega  
**SALE DATE:** April 27 - May 2, 2017  
**RECORDED DATE:** June 21, 2017

**TOTAL AMOUNT OF EXCESS PROCEEDS: \$334,607.00 or 100%, whichever is greater**

**CLAIMANT(S):**

- 1. FOUND EXTRA MONEY, LLC. ("FEM, LLC") (Assignee) -- \$334,607.00 or 100%, whichever is greater**

To Whom It May Concern:

Enclosed for your reference please find the following documents in support of our claim for excess proceeds resulting from the tax sale of the above referenced property at the public auction held on April 27 - May 2, 2017:

1. County of Riverside Sale Of Tax-Defaulted Property Sold April 27 - May 2, 2017 Results List showing the above referenced property (Item #515) as being sold in the amount of \$389,188.00 (1 page);
2. Grant Deed (Document #: 2002-468465) showing Jose Ortega as being Granted the above referenced property (3 pages);

**\*NOTE: Certified Deed was ordered and will be sent to you once it is received.**

3. Notarized Assignment of Right To Collect Excess Proceeds signed by Jose Ortega assigning 100% of the total excess proceeds funds to Found Extra Money, LLC. (1 page);

Pursuant to California Courts of Appeals case law and statutory authority you must recognize that our rights, as an assignee, must be protected in any distribution of proceeds by issuing of a separate draft in the name of Found Extra Money, LLC. (*Marion Drive, LLC v. Saladino* (2006) 136 Cal.App.4th 1432, 1437; *Fjaeran v. Board of Supervisors* (1989) 210 Cal.App. 3d 434, 442; CA Rev. & Tax Code Sec. 4675, subd (e) (2). Assignments are permitted (Section 4675 subd. (b));

4. Notarized Certificate Of Assignment Disclosure Form signed by Richard Murkey Jr. (Manager/Owner of Found Extra Money, LLC.) (1 page);
5. Notarized Limited Power Of Attorney signed by Jose Ortega to Found Extra Money, LLC. (1 page);
6. Notarized Declaration Of One And The Same Person(s) for Jose Ortega (1 page);

7. A completed and signed W-9 form for Jose Ortega (1 page);
8. Copy of valid California Identification Card for Jose Ortega (1 page);
9. Claim For Excess Proceeds Form signed by Richard Murkey Jr. (Manager/Owner of Found Extra Money, LLC.) (1 page);
10. A completed and signed W-9 form for Found Extra Money, LLC. by Richard Murkey Jr. (Manager/Owner of Found Extra Money, LLC.) (1 page);
11. Copy of valid Nevada Driver License for Richard Murkey Jr. (Manager/Owner of FEM, LLC.) (1 page);
12. State of California/Secretary of State, Statement of Information showing Richard Murkey Jr. as Chief Executive Officer (CEO)/Manager of Found Extra Money, LLC. (1 page);
13. State of California/Secretary of State, Certificate of Status showing Found Extra Money, LLC. as being in Good Standing (1 page);
14. California Secretary Of State Business Entity Detail showing Found Extra Money, LLC. as being active in the State of California. (1 page);
15. Department of the Treasury/Internal Revenue Service, Notice of Acceptance as an S Corporation for Found Extra Money, LLC. Taxpayer ID : \_\_\_\_\_ (1 page);
16. Notarized Corporate Resolution authorizing Richard Frank Murkey Jr. to sign on behalf of Found Extra Money, LLC. (1 page).

**PLEASE ISSUE THE CHECK(S) AS FOLLOWS:**

1. **FOUND EXTRA MONEY, LLC. -- \$334,607.00 or 100%, whichever is greater**  
**8022 S. Rainbow Blvd. #362**  
**Las Vegas, Nevada 89139**

If you have any questions or if anything else is needed regarding this claim, please do not hesitate to contact me at (888) 867-4785.

Thank you.

Sincerely,  
*Richard Murkey Jr.*  
FEM, LLC. Manager

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

To: **Don Kent, Treasurer-Tax Collector**

Re: **Claim for Excess Proceeds**

Sale #: TC209      Item #: 515      Assessment No.: 673-500-043-2

Assessee Jose Ortega

Situs 35649 Calle Sonoma; Cathedral City, CA 92234

Date Sold April 27 - 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 \$ 334,607.00 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 2002-468465 recorded on 8/23/2002. 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.**

\_\_\_\_\_  
\*\* ALL CLAIM DOCUMENTS WERE SUBMITTED AND RECEIVED BY RIVERSIDE COUNTY ON  
\_\_\_\_\_  
NOVEMBER 17, 2017 \*\*  
\_\_\_\_\_

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 4<sup>th</sup> day of January 2018 at Clark County, Nevada  
County State

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

Found Extra Money, LLC.  
by: Richard F. Murkey Jr. (Manager)  
\_\_\_\_\_  
Print Name

8022 S. Rainbow Blvd. #362  
\_\_\_\_\_  
Street Address

Las Vegas, Nevada 89139  
\_\_\_\_\_  
City State Zip

(888) 867-4785  
\_\_\_\_\_  
Phone Number

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone Number

COUNTY OF RIVERSIDE ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

I, Jose Ortega (the "Assignor") as the Last Assessed, do hereby certify that I am a party of interest in the following described parcel and assign to Found Extra Money, LLC (the Assignee) my right to apply for and collect the excess proceeds from the sale of property(ies) sold at public auction on April 27-May 2, 2017:

Assessor's Parcel Number: 673-500-043-2
Item Number: 515
Situs Address: 35649 Calle Sonoma Cathedral City, CA 92234

I understand that the Riverside County Treasurer-Tax Collector is holding excess proceeds in the amount of \$334,607.00 or 100% whichever is greater. I have been advised that I have the right to file this claim on my own behalf, directly with the county, at no cost as required by California Revenue and Taxation Code.

Although I have a right to all or a portion of the excess proceeds, for valuable consideration, I voluntarily assign one hundred percent (100%) of my share of the total excess proceeds to Found Extra Money, LLC, pursuant to Revenue and Tax Code Section 4675. The Assignor and Assignee certify that we have disclosed all facts of which we are aware have been disclosed to each other relating to the value of this assignment.

This assignment is irrevocable and is binding on all heirs, successors in interest, and assigns. It cancels all prior powers of attorney, any previous assignments and/or contracts and rescinds any claims that prior Assignor(s) may have submitted for these excess proceeds. Receipt of payment is acknowledged in further consideration.

Assignor(s) declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated this 30th day of October, 2017

Signature: Jose Ortega
Jose Ortega
68614 Calle Cabra
Cathedral City, CA 92234
(760) 202-0667

CERTIFICATE OF ACKNOWLEDGMENT 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

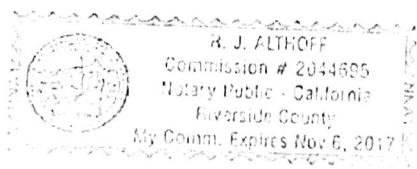
On Oct-30, 2017, before me, R.J. Althoff, Notary Public, personally appeared
(Date) (Name and Title of Officer)

Jose Ortega 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

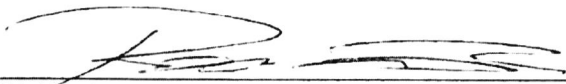
R.J. Althoff (seal)
Signature of Notary Public



**CERTIFICATE OF ASSIGNMENT DISCLOSURE  
PURSUANT TO REVENUE AND TAX CODE SECTION 4675**

**Assignor:** Jose Ortega  
**Assessor's Parcel Number:** 673-500-043-2  
**Sale Number:** TC209  
**Item Number:** 515  
**Tax Sale Date:** April 27 - May 2, 2017  
**Recording Date:** June 21, 2017

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/she is assigning, that I have disclosed to him/her the full amount of excess proceeds available, and that I HAVE ADVISED HIM/HER OF HIS/HER RIGHT TO FILE A CLAIM ON HIS/HER OWN WITHOUT ASSIGNING THAT RIGHT directly with the county at no cost.

By:   
Richard Murkey Jr., Manager/Owner  
Found Extra Money, LLC. Tax ID #  
8022 S. Rainbow Blvd. #362  
Las Vegas, NV 89139  
(888) 867-4785

**CERTIFICATE OF ACKNOWLEDGMENT 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 Nevada  
COUNTY OF Clark

On Nov. 16, 2017, before me, Christina Johnson, Notary Public, personally appeared  
(Date) (Name and Title of Officer)

Richard F. Murkey Jr. 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 of Notary Public

(seal)   
CHRISTINA JOHNSON  
Notary Public - State of Nevada  
County of Clark  
APP# NO. 14-15194-1  
My App. Expires Oct. 28, 2018

**CLAIM FOR EXCESS PROCEEDS**

(Rev. & Tax. Code, §4675)

TO: Riverside, County Treasurer-Tax Collector

RE: Claim for Excess Proceeds (SALE #: TC209)

I hereby certify I am a party of interest in the following parcel:

Parcel Number: 673-500-043-2 (ITEM #: 515)

Assessee: Jose Ortega


Situs: 35649 Calle Sonoma; Cathedral City, CA 92234

Date Sold: April 27 - May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

I claim excess proceeds under *Revenue and Taxation Code section 4675*. Enclosed is documentation supporting my claim.

I affirm, under penalty of perjury, that the foregoing is true and correct to the best of my knowledge.

11/6/2017  
  
Signature of Claimant

Richard Murkey Jr.  
(Manager/Owner of Found Extra Money, LLC.)  
Name of Claimant (please print or type)

Mailing Address:

Daytime Phone: (888) 867-4785

Found Extra Money, LLC.

8022 S. Rainbow Blvd. #362

Las Vegas, Nevada 89139



**FOUND EXTRA MONEY, LLC**

UNCLAIMED MONEY CONSULTANTS  
WWW.FoundExtraMoney.com

Ph: (888) 867-4785 | Fx: (702) 906-1219 | Richard@foundextramoney.com

**LAS VEGAS OFFICE**  
8022 S. Rainbow Blvd # 362  
Las Vegas, NV 89139

**LOS ANGELES OFFICE**  
9420 Reseda Blvd #830  
Northridge, CA 91324

**LIMITED POWER OF ATTORNEY**

**BE IT KNOWN THAT I, Jose Ortega as the Last Assessed (jointly and severally if more than one), hereinafter known as "principal",** has made and appointed and by these presents does hereby make and appoint **Found Extra Money, LLC** in his/her name, place and stead, for the following and limited purposes only:

- (a) To do all things necessary to the filing, collection and recovery of any and all unclaimed property and/or excess proceeds funds from any/all financial institutions and/or government agencies;
- (b) To request and receive from the appropriate entity, any vital records, such as birth, death and marriage certificates that may be required documentation for the purpose of claiming and recovering any unclaimed funds on behalf of principal;
- (c) To receive, hold, negotiate and deposit any check/warrant drawn in favor of principal. (This power is given solely to Found Extra Money, LLC to recover any unclaimed funds on behalf of principal).

Principal hereby grants said attorney Full Power and Authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises (set out herein) as fully, to all intents and purposes as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue hereof.

This Limited Power of Attorney shall be in effect as of the date it is signed by the principal in the presence of a notary public, and shall terminate upon final settlement of the unclaimed/uncollected funds.

WITNESS my hand this 30 day of October, 2017

Signature: *Jose Ortega*  
**JOSE ORTEGA**

**CERTIFICATE OF ACKNOWLEDGMENT 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

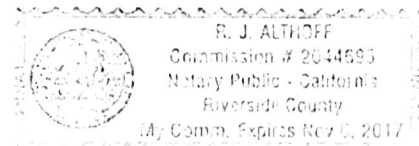
On Oct. 30, 2017 before me, R. J. Althoff, Notary Public personally appeared  
(Date) (Name and Title of Officer)

*Jose Ortega* 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 of Notary Public *R. J. Althoff* (seal)



Recording Requested By  
First American Title Company

DOC # 2002-468465

08/23/2002 08:00A Fee: 13.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:  
JOSE ORTEGA

60649 Paseo Real #4  
Cathedral City, CA 92234-7140



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
	1		3			✓			
A	R	L	CCPY	LONG	REFUND	NCIG	EXAM		

A.P.N.: 673-500-043 TRA #: 01902 Ord

019-172

GRANT DEED

603842-23

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$394.90  
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 CATHEDRAL CITY, and

13

(T)  
kcl

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
WILLIAM CALAWAY and DEBORAH E. CALAWAY, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(S) to JOSE ORTEGA, AN UNMARRIED MAN

the following described property in the City of CATHEDRAL CITY, County of RIVERSIDE State of California:

LOT 26 OF TRACT 28759, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, AS PER MAP  
RECORDED IN BOOK 273, PAGE(S) 94 THROUGH 97, OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

William Calaway  
WILLIAM CALAWAY

Deborah E. Calaway  
DEBORAH E. CALAWAY

Document Date: August 6, 2002

STATE OF CALIFORNIA )  
COUNTY OF Riverside )

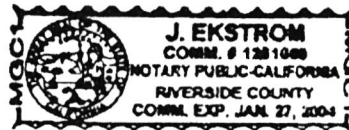
On August 19, 2002 before me, J. Ekstrom

personally appeared William Calaway \*\*\*\*\*

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 J. Ekstrom



This area for official notarial seal

Comm # 1251669  
exp 1-27-04

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

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

Name of notary: J EKSTROM

Commission #: 1251669

Place of execution: RIVERSIDE

Date commission expires: 1-27-04

Date: AUG 23 2002

Signature: *Charles J. Ekstrom*



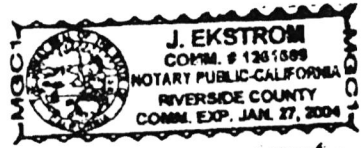
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside

SS 1/4  
before me, J Ekstrom

On August 21, 2002 personally appeared Deborah E Calhoun  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(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.

WITNESS my hand and official seal  
Signature J Ekstrom



This area for official notarial seal  
Comm 1251669  
Exp 1-27-04

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) other than named above \_\_\_\_\_

CAPACITY(IES) CLAIMED BY SIGNER(S)

- INDIVIDUAL
- CORPORATE OFFICER(S)  
TITLE(S) \_\_\_\_\_
- PARTNER(S)  LIMITED  
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER \_\_\_\_\_

Right Thumbprint of Signer

Top of thumb here

- INDIVIDUAL
- CORPORATE OFFICER(S)  
TITLE(S) \_\_\_\_\_
- PARTNER(S)  LIMITED  
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER \_\_\_\_\_

Right Thumbprint of Signer

Top of thumb here

SIGNER IS REPRESENTING:

\_\_\_\_\_  
\_\_\_\_\_



2002-468465  
09/23/2002 08:56AM  
7 of 7