

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



ITEM: 19.22  
(ID # 19079)

**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. 214, Item 406. Last assessed to: Salvador Z. Muro and Estefana Muro, husband and wife, and Rocio Muro, a single woman all as joint tenants. District 1. [\$251,112-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Salvador Z. Muro and Estefana Muro for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 389443010-8.
2. Approve the claim from Rocio Muro Mendoza AKA Rocio Muro for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 389443010-8.
3. Authorize and direct the Auditor-Controller to issue a warrant to Salvador Z. Muro and Estefana Muro in the amount of \$167,408.15 and to Rocio Muro Mendoza AKA Rocio Muro in the amount of \$83,704.07 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

**ACTION:Policy**

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

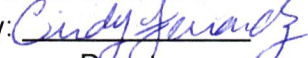
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**MINUTES OF THE BOARD OF SUPERVISORS**

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**

| <b>FINANCIAL DATA</b>   | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b>        | <b>Ongoing Cost</b> |
|---|-----------------------------|--------------------------|---------------------------|---------------------|
| <b>COST</b>   | \$251,112                   | \$ 0                     | \$251,112                 | \$ 0                |
| <b>NET COUNTY COST</b>  | \$ 0                        | \$ 0                     | \$ 0                      | \$ 0                |
| <b>SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.</b> |                             |                          | <b>Budget Adjustment:</b> | N/A                 |
|   |                             |                          | <b>For Fiscal Year:</b>   | 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 June 04, 2019 public auction sale. The deed conveying title to the purchasers at the auction was recorded August 13, 2019. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 27, 2019, 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 two claims for excess proceeds:

1. Claim from Salvador Z. Muro and Estefana Muro based on a Grant Deed recorded August 21, 2002 as Instrument No. 2002-462981.
2. Claim from Rocio Muro Mendoza AKA Rocio Muro based on a Grant Deed recorded August 21, 2002 as Instrument No. 2002-462981.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Salvador Z. Muro and Estefana Muro be awarded excess proceeds in the amount of \$167,408.15. The claim from Rocio Muro Mendoza AKA Rocio Muro be awarded excess proceeds in the amount of \$83,704.07. 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 the last assesses of the property.

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

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

ATTACHMENT A. Claim Salvador&Estefana

ATTACHMENT C. Claim Rocio

  
Steven Atkeson 10/10/2022

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 406 Assessment Number: 389443010-8

Assessee: MURO, SALVADOR Z & ESTEFANA & ROCIO

Situs: 16383 ORANGE BLOSSOM WAY LAKE ELSINORE 92530

Date Sold: June 4, 2019

Date Deed to Purchaser Recorded: August 13, 2019

Final Date to Submit Claim: August 13, 2020

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ \_\_\_\_\_ 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. 2019-030-7566 recorded on 08/13/2019. 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.

NOTE New Deed Recorded

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 12 day of May, 2020 at Riverside, CA County, State

Signature of Claimant

Signature of Claimant

Salvador Z Muro Print Name

Estefana Muro Print Name

16383 Orange Blossom Way Street Address

16383 Orange Blossom Way Street Address

LAKE ELSINORE, CA 92530 City, State, Zip

LAKE ELSINORE CA 92530 City, State, Zip

(951) 459-7299 Phone Number

(951) 459-7299 Phone Number

Email Address

Email Address

RECEIVED 2020 MAY 14 AM 10:07 RIVERSIDE COUNTY TREASURER-TAX COLLECTOR

Recording Requested By  
First American Title Company

RECORDING REQUESTED BY:  
Vineyard Escrow  
AND WHEN RECORDED, MAIL TO:

Salvador A. Muro  
16383 Orange Blossom Way  
Lake Elsinore, CA 92530

DOC # 2002-462981

05/21/2002 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



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Grant Deed

TRA: ODS-034

APN: 389-443-010  
TITLE ORDER NO.: 591059  
ESCROW NO.: 12991e-vk

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:  
\$ 220.00 County \$ .00 City  
XX computed on the full value of the interest of property conveyed, or  
\_ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.  
\_ OR transfer is EXEMPT from tax for the following reason:



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. John Otte, JR. and Dawn M. Otte, Husband and Wife as Joint Tenants

hereby GRANT(S) to Salvador Z. Muro and Estefana Muro, Husband and Wife and Rocio Muro, a Single Woman all as joint tenants

All that real property situated in the City of Lake Elsinore, County of Riverside, State of CA, described as: Lot 10, of Tract 24856, as recorded in miscellaneous maps, in Book 235 on Page(s) 92-96 in the Office of the County Recorder of said County.

See attached Exhibit A for complete legal description

Dated July 22, 2002

State of California,  
County of Riverside

On July 29, 2002 Before me Jeri J. Hazen,  
Notary Public

A Notary Public, Personally appeared  
\*\* John Otte, Jr. and Dawn M. Otte \*\*

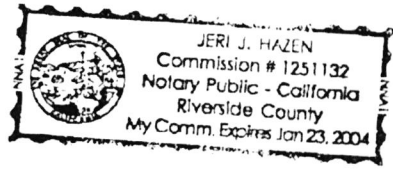
~~Personally known to me~~ (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that ~~he/she/it~~ they executed the same in ~~his/her/their~~ their authorized capacity(ies), and that by ~~his/her/their~~ 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

*Jeri J. Hazen*  
Signature

*John Otte, Jr.*  
John Otte, Jr.

*Dawn M. Otte*  
Dawn M. Otte



MAIL TAX STATEMENTS TO:  
Salvador A. Muro  
16383 Orange Blossom Way  
Lake Elsinore, CA 92530

(This area for official notary seal)

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:     JERI J. HAZEN    

Commission #:     1251132    

Place of execution:     RIVERSIDE    

Date commission expires:     JAN 23, 04    

Date:     AUG 21 2002    

Signature:     *[Handwritten Signature]*    



2002-462981  
DR. 21/2002 NR 094  
2 of 3

**Exhibit "A"**

Lot 10, Amended Tract 24856 in the City of Lake Elsinore, County of Riverside, State of California, as per map recorded in Book 235, pages 92 through 96 of Maps, in the office of the County Recorder of said County, and amended by Certificate of Correction recorded April 3, 1995 as Instrument No. 101386 of Official Records.



2002-462981  
09-21-2002 08:08 AM  
3 of 3

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

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Assessee: MURO, SALVADOR Z & ESTEFANA & ROCIO

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Final Date to Submit Claim: August 13, 2020

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

NOT - New Deed Recorded

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

Executed this 12 day of May, 2020 at Riverside, CA County, State

[Signature] Signature of Claimant

Signature of Claimant

Rocio Muro Mendoza Print Name

Print Name

16383 Orange Blossom Way Street Address

Street Address

LAKE ELSINORE CA 92530 City, State, Zip

City, State, Zip

(209) 201-5266 Phone Number

Phone Number

rcalibabe83@hotmail.com Email Address

Email Address

RECEIVED 2020 MAY 14 AM 10:07 RIVERSIDE COUNTY TREASURER-TAX COLLECTOR



Recording Requested By  
First American Title Company

RECORDING REQUESTED BY:  
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AND WHEN RECORDED, MAIL TO:

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Gary L. Orso  
Assessor, County Clerk & Recorder



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Grant Deed X  
TRA: ODS-034  
APN: 389-443-010  
TITLE ORDER NO.: 591059  
ESCROW NO.: 12991e-vk

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:  
\$ 220.00 County \$ .00 City  
XX computed on the full value of the interest of property conveyed, or  
— computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.  
— OR transfer is EXEMPT from tax for the following reason:



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State of California;  
County of Riverside :

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Notary Public

A Notary Public, Personally appeared  
\*\* John Otte, Jr. and Dawn M. Otte \*\*

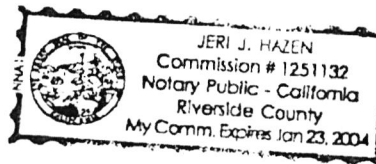
Personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the 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

John Otte, Jr.

Dawn M. Otte



(This area for official notary seal)

MAIL TAX STATEMENTS TO  
Salvador A. Muro  
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Commission #: 1251132

Place of execution: RIVERSIDE

Date commission expires: JAN 23, 04

Date: AUG 21 2002

Signature: [Handwritten Signature]



2892-452981  
RV: 21/2002 08 09H  
2 of 3

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2002-462981  
09-21-2002 09 09H  
3 of 3