

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



ITEM: 3.66
(ID # 20607)

MEETING DATE:

Tuesday, January 10, 2023

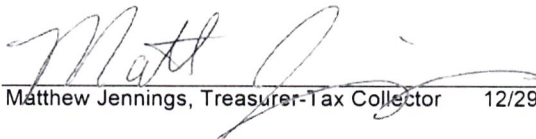
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Proposed Sale of Tax-Defaulted Land to Save Oswit Canyon, dba Oswit Land Trust 501 (c)3 Nonprofit Land Trust by Agreement to Purchase Tax-Defaulted Property Number 4492, District(s) 4. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the sale of tax-defaulted parcel(s) 654040003 to Save Oswit Canyon, dba Oswit Land Trust 501 (c)3 Nonprofit Land Trust.
2. Authorize the Chairman of the Board to sign both Agreements and have them returned along with the supporting documentation (Exhibits "A" through "E") to the Treasurer-Tax Collector for transmittal to the State Controller.

ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 12/29/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 10, 2023
xc: Tax Collector

Kimberly Rector
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			Budget Adjustment:	N/A
			For Fiscal Year:	2022-2023

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Sales to non-profit agencies of this type of property, subject to a recorded Notice of Power to Sell for non-payment of property taxes as required by law, are provided for pursuant to Chapter 8 of the California Revenue and Taxation Code, Section 3771 et. seq. The Agreement to Purchase Tax-Defaulted Property, including Exhibit "A" through Exhibit "E", are attached. These exhibits include Resolution No. 2022-TD1A (Exhibit "E") from Save Oswit Canyon, dba Oswit Land Trust 501 (c)3 Nonprofit Land Trust.

Parcel number 654040003 is located in the Outside City in District 4.

The purchase price of \$103,341.98 was determined pursuant to Section 3793.1 of the California Revenue and Taxation Code, State of California, which represents the full redemption amount. The purchase price includes the cost of giving notice, pursuant to Section 3800 of the California Revenue and Taxation Code.

Please note that even after approval by the Board of Supervisors and authorization by the State Controller, the right of redemption on these properties remains until the effective date of the Agreement.

Impact on Residents and Businesses

Save Oswit Canyon, dba Oswit Land Trust 501 (c)3 Nonprofit Land Trust is purchasing this property for conservation in perpetuity.

ATTACHMENTS (if needed, in this order):

ATTACHMENT A. Assessor Map

A copy of the Assessor's map numbered 654040003 pertaining to the parcel listed above is attached for reference.

ATTACHMENT B. Agreement #4492

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

Two (2) Agreements both numbered 4492 being executed in counterparts, each of which constitutes an original and one (1) copy of the supporting documentation labeled exhibits "A" through "E".


Stephanie Perez, Principal Management Analyst 1/3/2023


Michael C. Thomas 12/27/2022

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010

Post Office Box 1147, Riverside, Ca 92502-1147

Thank you.

This Agreement **4492** by and between the Board of Supervisors of the County of Riverside, State of California, and the **Save Oswit Canyon, dba Oswit Land Trust 501 (c)3 Nonprofit Land Trust** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the California Revenue & Taxation Code, a nonprofit Corporation organized in accordance with the provisions of California Law, as identified in (Exhibit "A") of this Agreement, for the purpose of conservation in perpetuity is made on this 10 day of Dec., 2022

On January 18, 2022 the **Save Oswit Canyon, dba Oswit Land Trust 501 (c)3 Nonprofit Land Trust** objected to the tax sale of the subject property (Exhibit "B").

The County of Riverside (hereinafter "COUNTY"), subject to the State Controller's approval, does hereby agree to sell to the nonprofit corporation, **Save Oswit Canyon, dba Oswit Land Trust 501 (c)3 Nonprofit Land Trust** (hereinafter "PURCHASER") that real property described in (Exhibit "C") of this Agreement, which was tax-defaulted for nonpayment of taxes and is now subject to the Treasurer-Tax Collector's Power of Sale (Exhibit "D").

Payment Conditions

PURCHASER agrees to pay the sum of **\$103,341.98** for the real property described in (Exhibit "C") within fourteen (14) days after the written request of the Treasurer-Tax Collector. Additionally, PURCHASER agrees to pay the cost of sale, as provided in Section 3793.1 (a)(3) of the California Revenue and Taxation Code. Upon payment in full to the Treasurer-Tax Collector, the Treasurer-Tax Collector shall execute and record the Tax Deed to Purchaser of Tax-Defaulted Property. PURCHASER agrees that the deed to be issued by the Treasurer-Tax Collector to PURCHASER shall contain certain conditions deemed necessary to effect compliance with this Agreement, including a condition that the real property be used for the public use specified in this Agreement.

It is mutually agreed as follows:

1. PURCHASER shall utilize the land described in (Exhibit "E") for conservation in perpetuity.
2. PURCHASER agrees to comply with the provisions of Section 3791.4 of the California Revenue and Taxation Code.
3. PURCHASER, upon request, will promptly provide proof of progress toward compliance in accordance with regulations established by the COUNTY and/or the State Controller, whether such regulation is now in effect or later enacted or amended.
4. PURCHASER agrees that upon recordation of the deed, PURCHASER will be responsible for the real property described in (Exhibit "C").
5. PURCHASER certifies that they are a non-profit organization incorporated pursuant to Part 2 commencing with Section 5110 of Division 2 Title 1 of the Corporation Code and that certified copies of their Articles of Incorporation are attached as (Exhibit "A") and certified copies of the Resolution authorizing purchase of the property by PURCHASER, are attached as (Exhibit "E") and made a part of this Agreement.
6. PURCHASER agrees to and shall indemnify and hold the COUNTY its officers, agents and employees, free and harmless from all claims, actions, damages and liabilities of whatsoever kind and nature arising from any cause asserted or based upon, or relating to, or in any way connected with the sale and purchase of the real property described in this Agreement of sale or any attachment thereto or with the exercise of control over such property.

AGREEMENT 4492

SAVE OSWIT CANYON DBA OSWIT LAND TRUST,
501(C)3 NONPROFIT LAND TRUST

JAN 10 2023

3.66

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

7. PURCHASER further agrees to protect, indemnify and defend at its expense including attorney's fees, the COUNTY its officers, agents and employees in a legal action(s) or claim(s) based upon such sale and purchase of the subject property whether the subject action(s) are well-founded, properly filed and pleaded or not commenced in a court of competent jurisdiction.
8. PURCHASER is currently incorporated in the State of California and that its most current articles of incorporation are on file with the Secretary of State and include a statement of purpose as specified in subdivision (b) of Section 3772.5 of the Revenue and Taxation Code.

If all or any portion of any individual parcel described in this agreement is redeemed prior to the effective date of this agreement, this agreement shall be null and void as to that individual parcel. This Agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this Agreement.

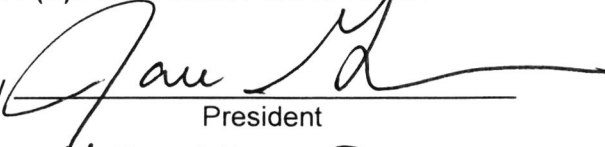
In witness to this Agreement, the PURCHASER and COUNTY have subscribed the signature of their officers who are duly authorized to complete such document.

This document is being executed in counterpart, each of which constitutes an original.

SAVE OSWIT CANYON DBA OSWIT LAND TRUST
501 (C)3 NONPROFIT LAND TRUST

By: 
Secretary

SAVE OSWIT CANYON DBA OSWIT LAND TRUST
501 (C)3 NONPROFIT LAND TRUST

By: 
President
Date: 12-12-22

FORM APPROVED BY COUNTY COUNSEL

By:  27DEC22
MICHAEL C. THOMAS DATE

ATTEST: BOARD OF SUPERVISORS

KIMBERLY A. RECTOR

Clerk of the Board of Supervisors

By: 

By: 
Deputy

By: KEVIN JEFFRIES
Chairman of the Board of Supervisors

Date: 1/10/23

(seal)

AGREEMENT 4492

SAVE OSWIT CANYON DBA OSWIT LAND TRUST,
501(C)3 NONPROFIT LAND TRUST

JAN 10 2023 3.66

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

This document is being executed in counterpart, each of which constitutes an original.

Pursuant to the provisions of section 3795 of the California Revenue and Taxation Code, the Controller approves the foregoing Agreement this _____ day of _____, 20____.

BETTY T. YEE, CALIFORNIA STATE CONTROLLER

By: _____

EXHIBIT "A"
ARTICLES OF INCORPORATION
CURRENT LISTING OF BOARD MEMBERS

AGREEMENT 4492
SAVE OSWIT CANYON DBA OSWIT LAND TRUST,
501(C)3 NONPROFIT LAND TRUST

4194353

ARTICLES OF INCORPORATION

OF

Save Oswit Canyon, inc.

gm
FILED

Secretary of State
State of California

SEP 13 2018

(X)

I.

The name of the corporation shall be Save Oswit Canyon, inc.

II.

The place in this state where the principal office of the Corporation is to be located is 1610 Dunham Rd., Palm Springs, California 92264.

III.

Said corporation is organized exclusively for charitable purposes, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

This corporation is a nonprofit PUBLIC BENEFIT CORPORATION and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for public and charitable purposes.

The specific purpose of this corporation is to permanently save Oswit Canyon from development.

IV.

The name in the State of California of this corporation's initial agent for service of process is:

LegalZoom.com, Inc.

V.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provisions of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation except from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of future federal tax code, or (b) by a corporation, (2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

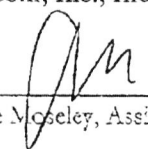
VI.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the date below.

Date: 9/12/2018

LegalZoom.com, Inc., Incorporator


By: Cheyenne Moseley, Assistant Secretary



1775 E Palm Canyon Dr #4020 Palm Springs CA 92263 www.oswitlandtrust.org 760-385-8255

Oswit Land Trust is a local, all-volunteer, non-profit 501c3 organization (EIN 83-2006672) that was initially formed to Save Oswit Canyon and has transitioned to protecting other properties from development.

Board of Directors

Jane Garrison, President
David Lahti, Board Member
Aaron Leider, Board Member
Robert McCann, Board Member
Bettina Rosmarino, Board Member

Home

Search

Forms

Help

Business Search

► The California Business Search provides access to available information for **corporations**, **limited liability companies** and **limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.

Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.

Basic Search

A Basic search can be performed using an entity name or entity number. When conducting a search by an entity

SAVE OSWIT CANYON, INC.
(4194353)



Request Certificate

Initial Filing Date	09/13/2018
Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	CALIFORNIA
Entity Type	Nonprofit Corporation - CA - Public Benefit
Principal Address	1775 E PALM CANYON DR PALM SPRINGS, CA 92263
Mailing Address	1775 E PALM CANYON DR PALM SPRINGS, CA 92263
Statement of Info Due Date	09/30/2024
Agent	Individual 3179094 Jane Garrison 1323 S DRIFTWOOD DR PALM SPRINGS, CA 92264



View History



Request Access

EXHIBIT "B"

PURCHASE APPLICATION

OBJECTION LETTER

CHAPTER 7 FORM 11 (01/25/2022)

CHAPTER 7 PUBLICATION (TAX SALE TC 218 ITEM 564)

AGREEMENT 4492
SAVE OSWIT CANYON DBA OSWIT LAND TRUST,
501(C)3 NONPROFIT LAND TRUST

This application must be completed by eligible purchasing entity to commence purchase of tax-defaulted property by Agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Complete the following sections and supply supporting documentation accordingly. Completion of this application **does not** guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Save Oswit Canyon dba Oswit Land Trust
2. Mailing Address: 1775 S. Palm Cyn #4020 P.S. CA 92263
3. Contact Person: Bettina Rosmarino Phone: 323 333 9446
4. Email: bettina @ oswit land trust . org
5. Corporate Structure – check the appropriate box below and provide the corresponding information:
- ☒ Nonprofit Organization– provide Articles of Incorporation (if more than ten years old an update is required)
- ☐ Public Agency– provide Mission Statement on Letterhead and if Redevelopment Agency or Special District, also provide Jurisdiction Map
5. Agency is to acquire title “As” and the taxing status: _____

(Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

B. Purchasing Information

Check the appropriate box as it relates to the purchasing Entity’s Corporate Structure and the intended use of the parcel:

1. Is the parcel currently approved for a Chapter 7 Tax Sale? ☒ Yes ☐ No
2. The purchase is by (choose only 1 of the 3): (Attach a separate letter objecting to a Chapter 7 tax sale of the parcel)
- ☐ Purchase by Taxing Agency, Revenue District or Special District (circle only one)
- ☐ Purchase by State or County (circle only one)
- ☒ Purchase by Nonprofit
3. The purpose of the purchase is: (check only one box) If additional space is needed attach separate sheet as an exhibit.
- ☐ To preserve a lien ☐ For low income housing (sell or rent) circle one
- ☐ For public purpose to _____ ☒ To preserve open space for conservation
- Describe public purpose

C. Property Information

Provide the following information. If there is **more than one** parcel or you need more space for any of the criteria, consolidate the information into a separate “Exhibit” document and attach it to this application:

1. County where the Parcel is located: Riverside
2. Assessor’s Parcel Number (if only one, list here more than one list on separate sheet): separate sheet exhibit A
3. State the purpose and intended use for the Parcel: conservation in perpetuity

D. Acknowledgement

Provide the signature of the purchasing entity’s authorized officer

Bettina Rosmarino 323 333 9446
Print Name Contact Number

Bettina Rosmarino Director 1/18/22
Authorizing Signature Title Date

(SCO 8-16) (2016)

This application must be completed by eligible purchasing entity to commence purchase of tax-defaulted property by Agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Complete the following sections and supply supporting documentation accordingly. Completion of this application **does not** guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Save Oswit Canyon dba Oswit Land Trust
2. Mailing Address: 1775 S. Palm Cyn #4020 P.S. CA 92263
3. Contact Person: Bethina Rosmarino Phone: 323 333 9446
4. Email: bethina @ oswit land trust . org
5. Corporate Structure – check the appropriate box below and provide the corresponding information:
- ☒ Nonprofit Organization– provide Articles of Incorporation (if more than ten years old an update is required)
- ☐ Public Agency– provide Mission Statement on Letterhead and if Redevelopment Agency or Special District, also provide Jurisdiction Map
5. Agency is to acquire title “As” and the taxing status: Save Oswit Canyon dba Oswit Land Trust
501(c)3 nonprofit land trust

(Taxing status example: City of Watsonville, a municipal corporation, as a Taxing Agency or Sacramento County Flood Control District, as a Revenue District)

B. Purchasing Information

Check the appropriate box as it relates to the purchasing Entity’s Corporate Structure and the intended use of the parcel:

1. Is the parcel currently approved for a Chapter 7 Tax Sale? ☒ Yes ☐ No
2. The purchase is by (choose only 1 of the 3): (Attach a separate letter objecting to a Chapter 7 tax sale of the parcel)
- ☐ Purchase by Taxing Agency, Revenue District or Special District (circle only one)
- ☐ Purchase by State or County (circle only one)
- ☒ Purchase by Nonprofit
3. The purpose of the purchase is: (check only one box) If additional space is needed attach separate sheet as an exhibit.
- ☐ To preserve a lien
- ☐ For low income housing (sell or rent) circle one
- ☐ For public purpose to _____
- ☒ To preserve open space for conservation
- Describe public purpose

C. Property Information

Provide the following information. If there is **more than one** parcel or you need more space for any of the criteria, consolidate the information into a separate “Exhibit” document and attach it to this application:

1. County where the Parcel is located: Riverside
2. Assessor’s Parcel Number (if only one, list here more than one list on separate sheet): separate sheet exhibit A
3. State the purpose and intended use for the Parcel: conservation in perpetuity

D. Acknowledgement

Provide the signature of the purchasing entity’s authorized officer

Bethina Rosmarino 323 333 9446
Print Name Contact Number

Bethina Rosmarino Director 1/18/22
Authorizing Signature Title Date

(SCO 8-16) (2016)

Vertiz, Paola

From: Bettina Rosmarino <bettina@oswitlandtrust.org>
Sent: Friday, 4 November, 2022 1:13 PM
To: Vertiz, Paola
Cc: Abril, Adelina; Romero, Jennifer; Mejia, Manuel; Rodriguez, Angeline
Subject: Re: Chapter 8 Agreement of Sale
Attachments: Application.pdf

Got it, here's the updated one

Bettina Rosmarino
Oswit Land Trust Board Member
323-333-9446
www.oswitlandtrust.org

On Friday, November 4, 2022 at 01:07:55 PM PDT, Vertiz, Paola <pvertiz@rivco.org> wrote:

Hi Bettina,

I am referring to Section A number 6 of the application. This section list how the agency would like to take ownership.

I have attached a previous application from Save Oswit Canyon.

Best regards,

Paola Vertiz, MPA

Assistant Supervising Accounting Technician II

Riverside County Treasurer-Tax Collector

Tax Sale Operations

PH: (951) 955-3264

From: Bettina Rosmarino <bettina@oswitlandtrust.org>
Sent: Friday, 4 November, 2022 1:03 PM
To: Vertiz, Paola <PVertiz@rivco.org>
Cc: Abril, Adelina <AABril@RIVCO.ORG>; Romero, Jennifer <JIRomero@RIVCO.ORG>; Mejia, Manuel

<MMejia@Rivco.org>; Rodriguez, Angeline <AxRodriguez@Rivco.org>

Subject: Re: Chapter 8 Agreement of Sale

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.

Hi thank you, I'm not sure what you mean by vesting. I left number five blank on this form because we are not an agency. And no members of the board of directors gets compensated. Please let me know what other information you need.

Bettina Rosmarino

Oswit Land Trust Board Member

323-333-9446

www.oswitlandtrust.org

On Friday, November 4, 2022 at 11:05:45 AM PDT, Vertiz, Paola <pvertiz@rivco.org> wrote:

Hello Bettina,

I am currently drafting the Agreement to Purchase for our upcoming Chapter 8 Agreement to Purchase sale, and noticed the attached application is missing vesting details.

Could you please confirm the vesting information for Save Oswit Canyon?

Thank you,

Paola Vertiz, MPA

Assistant Supervising Accounting Technician II

Riverside County Treasurer-Tax Collector

Tax Sale Operations

Confidentiality Disclaimer

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County of Riverside California



1775 E Palm Canyon Dr #4020 Palm Springs CA 92263 www.oswitlandtrust.org 760-385-8255

November 8, 2022

Paola Vertiz
Senior Accounting Assistant
Riverside Co Treasurer, Tax Collector's office
4080 Lemon Street, 4th Floor
POB 12005
Riverside, CA 92502

Subject: Objection to Chapter 7 Sale of Parcel: 654040003

Dear Paola:

Oswit Land Trust objects to the Chapter 7 sale of the above referenced parcel. The purpose and intended use of the parcel is for Open Space for Wildlife and Plant and Habitat Conservation. Thank you for your time. Please don't hesitate to reach out for any concerns or questions.

Bettina Rosmarino

Bettina Rosmarino

Board of Directors, Secretary

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



ITEM: 3.61
(ID # 17945)

MEETING DATE:

Tuesday, January 25, 2022

FROM : TREASURER-TAX COLLECTOR:

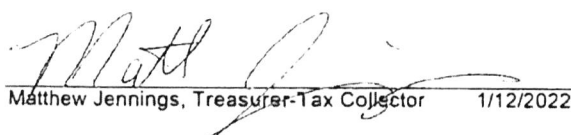
SUBJECT: TREASURER-TAX COLLECTOR: Internet Tax Sale of Tax-Defaulted Real Property, Sale No. TC-218, scheduled for April 21, 2022 through April 26, 2022, with Bid4Assets, Inc., All Districts. [\$3,073,046 - 100% Fund 11060 Tax Loss Reserve Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the intended public auction tax sale, Sale No. TC-218, pursuant to Revenue and Taxation Code Section 3694;
2. Approve and adopt the provisions of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a);
3. Adopt Resolution No. 2022-023, a resolution of the Board of Supervisors of the County of Riverside approving the sale of tax-defaulted property subject to the power of sale and setting the minimum bid, and
4. Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Treasurer-Tax Collector following Board approval.

The above action will authorize the minimum bid on regular tax-defaulted parcels to be offered for sale via the Internet with Bid4Assets, Inc.

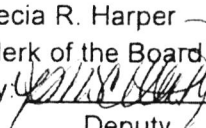
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 1/12/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel seconded by Supervisor Washington 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: January 25, 2022
xc: Tax Collector, COB

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 3,073,046	\$ 0	\$ 3,073,046	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 11060 Tax Loss Reserve Fund			Budget Adjustment:	No
			For Fiscal Year:	21/22

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

Properties for which taxes are not redeemed are auctioned to collect back taxes. After property has been tax-defaulted for a period of five or more years from the original tax-default year, it becomes subject to the Treasurer-Tax Collector's "Notice of Power to Sell Tax Defaulted Property," which is then recorded.

If the property is not subsequently redeemed by the payment of all amounts due, it is offered for sale by the Treasurer-Tax Collector. This action will set in motion the Treasurer-Tax Collector's April sale.

SUMMARY OF THE April 21, 2022 through April 26, 2022 Internet Tax Sale conducted via Internet through Bid4Assets, Inc.

The Treasurer-Tax Collector proposes to offer a maximum of six hundred seventy-eight (678) "fee parcels":

On April 21, 2022 at 8:00 AM through April 22, 2022 at 9:00 AM

- a) Five hundred twenty-one (521) fee parcels will be offered for a minimum bid of full redemption, plus the cost of sale.
- b) One hundred fifty-seven (157) fee parcels will be offered for a minimum bid of \$100.00.

The aggregate minimum bid for all parcels listed in Exhibit "A" is \$15,393,359.

On April 22, 2022 at 9:00 AM through April 26, 2022, Five hundred twelve (512) of the five hundred twenty-one (521) fee parcels offered for a minimum bid of full redemption plus the cost of sale between April 21, 2022 at 8:00 AM and April 22, 2022 at 9:00 AM, that do not receive bids will be re-offered at a reduced minimum bid for the following reduced amounts:

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

- a) Three hundred eight **(308)** or fewer fee parcels will be offered for a minimum bid of cost of sale only.
- b) One hundred thirty-five **(135)** or fewer fee parcels will be offered at a minimum bid of taxes only, plus cost of sale.
- c) Sixty-nine **(69)** or fewer fee parcels will be offered at a minimum bid of \$100.

In general, the financial impact of tax sales can be summarized as follows:

- Sales at, or above, the amount of taxes owed have no direct negative impact on the County's budget.
- For this sale, if all parcels being reoffered for cost of sale were to sell for only the minimum bid, the maximum tax loss would be \$4,641,199. Considering the Teeter formula, which shares this loss with other taxing entities, the maximum loss of the Tax Loss Reserve Fund would be \$3,073,046. Parcels reoffered for taxes only, plus cost of sale will not realize a tax loss.
- Accordingly, there should be no direct impact on the County General Fund because reserves exceeding the amount have been set aside.
- The Tax Collector has determined that parcels which are offered for a minimum bid of \$100 should stimulate interest through the online auction. All parcels in question have previously been offered for sale, most on multiple occasions, without garnering any bids. The \$100 minimum bid is purposefully set low, in order to generate interest. It is likely that final bids will far surpass the \$100 minimum.
- There will likely be minimal impact upon the Tax Loss Reserve Fund itself. Based upon recent experience, this sale is not expected to realize the maximum loss for three reasons: (1) properties are inevitably pulled from the sale due to various reasons including taxpayer redemptions; (2) some parcels will sell for more than the minimum bid; and (3) other parcels are likely to receive no bids. For example, in previous tax sales, the maximum loss to the Tax Loss Reserve Fund for 2019-2020 was \$2,640,703; however, the realized loss was \$499,824 - only 19% of the maximum loss. Similarly, the maximum loss of the Tax Loss Reserve Fund for 2020-2021 was \$2,123,552; however, the realized loss was \$228,437 - only 11% of the maximum loss.

Impact on Residents and Businesses

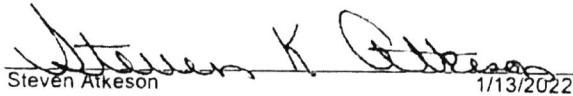
The purpose of offering tax-defaulted properties is to collect unpaid taxes and return the property to a revenue-generating status by conveying the property to another owner or motivating the assessee to redeem.

ATTACHMENTS (if any, in this order):

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

ATTACHMENT A. TC 218 Tax Sale List

ATTACHMENT B. Resolution No. 2022-023


Steven Atkeson 1/13/2022


Gregory V. Priamos, Director County Counsel 1/12/2022



ITEM 561 OUTSIDE CITIES PALM SPRINGS
PARCEL IDENTIFICATION NUMBER:645300048
TRA: 061-025 PALM SPRINGS USD
DEFAULT DATE: 7/1/0016

LAST ASSESSED TO: DIAZ, PORFIRIO
SITUS ADDRESS: 18600 VEE BEE RD DSRT HOT SPG CA 92241
MINIMUM PRICE: \$16,644.00

ITEM 562 IN THE CITY OF LA QUINTA
PARCEL IDENTIFICATION NUMBER:646140025
TRA: 020-003 LA QUINTA
DEFAULT DATE: 7/1/0016

LAST ASSESSED TO: MONUMENT OIL CO
SITUS ADDRESS: 48750 SAN DIMAS LA QUINTA CA 92253
MINIMUM PRICE: \$77,272.00

ITEM 563 OUTSIDE CITIES PALM SPRINGS
PARCEL IDENTIFICATION NUMBER:650290025
TRA: 061-053 PALM SPRINGS USD
DEFAULT DATE: 7/1/0015

LAST ASSESSED TO: KAWAJA, YACOUB ELIAS
MINIMUM PRICE: \$58,815.00

ITEM 564 OUTSIDE CITIES PALM SPRINGS
PARCEL IDENTIFICATION NUMBER:654040003
TRA: 061-048 PALM SPRINGS USD
DEFAULT DATE: 7/1/0016

LAST ASSESSED TO: CHANG, SEUNG HO
MINIMUM PRICE: \$69,570.00

ITEM 565 OUTSIDE CITIES PALM SPRINGS
PARCEL IDENTIFICATION NUMBER:654040004
TRA: 061-048 PALM SPRINGS USD
DEFAULT DATE: 7/1/0016

LAST ASSESSED TO: CHANG, SEUNG HO
MINIMUM PRICE: \$8,680.00

NOTICE OF DIVIDED PUBLICATION

Pursuant to Section 3381, Revenue and Taxation Code, the notice of sale of tax-defaulted property for delinquent taxes in and for Riverside County, State of California, has been divided and distributed to various newspapers of general circulation published in the county. A portion of the list appears in each of such newspapers.

NOTICE OF PUBLIC AUCTION ON APRIL 21, 2022 THROUGH APRIL 26, 2022 OF TAX DEFAULTED PROPERTY FOR DELINQUENT TAXES (Made pursuant to Section 3702, Revenue and Taxation Code)

On January 25, 2022, I, Matthew Jennings, Riverside County Treasurer-Tax Collector, was directed to conduct a public auction sale by the Board of Supervisors of Riverside County, California. The tax-defaulted properties listed below are subject to the Treasurer-Tax Collector's power of sale and have been approved for sale.

The sale will be conducted at www.Bid4Assets.com beginning at 8:00 a.m. PT on Thursday, April 21, 2022 as a public auction to the highest bidder for not less than the minimum bid as shown on this notice. Select parcels receiving no bids will be re-offered at www.Bid4Assets.com on Friday, April 22, 2022 at 9:00 a.m. PT for a reduced minimum bid to stimulate competitive bidding and ending Tuesday, April 26, 2022 at staggered times.

Research the item prior to bidding. Due diligence research is incumbent on the bidder. The winning bidder is legally obligated to purchase the item. Computer workstations are available to persons who need them at the local public library during business hours.

Only bids submitted via Bid4Assets will be accepted. Pre-registration and a refundable deposit of \$2,500.00 (plus a \$35.00 processing fee) is required and must be made online at www.Bid4Assets.com NO LATER THAN April 18, 2022. Please make your deposit well in advance of the auction in order to ensure your eligibility to bid. The deposit will be applied to the successful bidder's purchase price.

Deed information indicating how title should be vested is due to www.Bid4Assets.com within 48 hours of the close of the auction. Full payment is due to Bid4Assets no later than 1:00 p.m. PT on Friday, April 29, 2022. Only Electronic Fund Transfer and cashier's checks will be accepted.

A documentary transfer tax will be added to and collected with the purchase price and is calculated at \$.55 per each \$500.00 or fraction thereof. Additionally, the City of Riverside has enacted the Real Property Transfer Tax Ordinance and charges an additional tax of \$.55 per each \$500.00 or fraction thereof.

All property is sold as is. The county and its employees are not liable for the failure of any electronic equipment that may prevent a person from participating in the sale.

The right of redemption will cease on Wednesday, April 20, 2022 at 5:00 p.m. PT, and properties not redeemed will be offered for sale. If the parcel is not sold, the right of redemption will revive and continue up to the close of business on the last business day prior to the next scheduled sale.

If the properties are sold, parties of interest, as defined in the California Revenue and Taxation Code Section 4675, will receive notification and will have a right to file a claim with the county for any excess proceeds from the sale. Excess proceeds are the amount of the highest bid in excess of the liens and costs of the sale that are paid from the sale proceeds.

More information may be obtained by contacting the Treasurer-Tax Collector at www.countytreasurer.org or by calling (951) 955-3900.

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's map parcel number when used to describe property in this list refers to the Assessor's map book, the map page and block number in the book and the individual parcel number on the map page or within the block. For example, parcel number 507286003 would mean book 507 of the Assessor's maps, block 286 (the assigned block number is a combination of the map page number and block number. Map 28, block 6), parcel 003 within that block. The maps referred to are available for inspection at the County Assessor's Office or online at www.fvco.org.

PARCEL IDENTIFICATION NUMBER EXPLANATION

Parcel Identification Number (PIN), is an arbitrary number assigned by the Assessor to denote the type of interest in the real property described by the assessor's parcel number. PIN'S 008100000 through 008199999 would denote undivided interest in the real property. PIN'S 009000000 through 009199999 would denote partial fee ownership in Government Land or community apartments. PIN'S 010000000 through 019999999 would denote timeshare estates. PIN'S 009400000 through 009499999 would denote water and mineral rights, the fee of which is held separate from the real property. All descriptions are in the San Bernardino Base and Meridian. The properties that are the subject of this notice are situated in the County of Riverside, State of California, and are particularly described as follows, to-wit:

ITEM 526 611172002 PALM INV GROUP & PARRILLA, PATRICIA 82723 MILES AVE INDIO CA 92201 \$50,275.00	ITEM 526 611172002 PALM INV GROUP & PARRILLA, PATRICIA 82723 MILES AVE INDIO CA 92201 \$50,275.00	ITEM 526 611172002 PALM INV GROUP & PARRILLA, PATRICIA 82723 MILES AVE INDIO CA 92201 \$50,275.00
ITEM 615 696400009 FARLEY, DONALD F & BRYANT, GERTRUDE A ROSE, ALEXANDER 84250 INDIO SPRINGS PKWY INDIO CA 92203 \$6,438.00	ITEM 615 696400009 FARLEY, DONALD F & BRYANT, GERTRUDE A ROSE, ALEXANDER 84250 INDIO SPRINGS PKWY INDIO CA 92203 \$6,438.00	ITEM 615 696400009 FARLEY, DONALD F & BRYANT, GERTRUDE A ROSE, ALEXANDER 84250 INDIO SPRINGS PKWY INDIO CA 92203 \$6,438.00
ITEM 525 608211001 MORENO, JORGE & JORGE V & MARIA G 81840 AVENIDA DEL MAR UNIT 100 INDIO CA 92201 \$11,315.00	ITEM 525 608211001 MORENO, JORGE & JORGE V & MARIA G 81840 AVENIDA DEL MAR UNIT 100 INDIO CA 92201 \$11,315.00	ITEM 525 608211001 MORENO, JORGE & JORGE V & MARIA G 81840 AVENIDA DEL MAR UNIT 100 INDIO CA 92201 \$11,315.00
ITEM 614 696020025 POUNDS MORGAN, CHRISTINE 42727 DELLA PL INDIO CA 92203 \$63,831.00	ITEM 614 696020025 POUNDS MORGAN, CHRISTINE 42727 DELLA PL INDIO CA 92203 \$63,831.00	ITEM 614 696020025 POUNDS MORGAN, CHRISTINE 42727 DELLA PL INDIO CA 92203 \$63,831.00
ITEM 521 602480004 VALENCIA, KRISTEN TRUSTEE & VALENCIA JOSE TRUSTEE & VALENCIA REVOCABLE TRUST DTD 10/22/03 TRUST \$27,777.00	ITEM 521 602480004 VALENCIA, KRISTEN TRUSTEE & VALENCIA JOSE TRUSTEE & VALENCIA REVOCABLE TRUST DTD 10/22/03 TRUST \$27,777.00	ITEM 521 602480004 VALENCIA, KRISTEN TRUSTEE & VALENCIA JOSE TRUSTEE & VALENCIA REVOCABLE TRUST DTD 10/22/03 TRUST \$27,777.00
ITEM 636 752020008 BALL, CELIA XAVIER 34330 WASHINGTON ST PALM DESERT CA 92211 \$61,544.00	ITEM 636 752020008 BALL, CELIA XAVIER 34330 WASHINGTON ST PALM DESERT CA 92211 \$61,544.00	ITEM 636 752020008 BALL, CELIA XAVIER 34330 WASHINGTON ST PALM DESERT CA 92211 \$61,544.00
ITEM 593 50404016 WG OWNERS ASSN & W.C. OWNERS ASSOCIATION & WEST COAST OWNERS ASSOCIATION & LACKEY, MAURICE L & ZETTA W & POUNDS, OPAL W & WARRELL, CLINT J 420 N VILLA CT UNIT 108 PALM SPRINGS CA 92262 \$17,390.00	ITEM 593 50404016 WG OWNERS ASSN & W.C. OWNERS ASSOCIATION & WEST COAST OWNERS ASSOCIATION & LACKEY, MAURICE L & ZETTA W & POUNDS, OPAL W & WARRELL, CLINT J 420 N VILLA CT UNIT 108 PALM SPRINGS CA 92262 \$17,390.00	ITEM 593 50404016 WG OWNERS ASSN & W.C. OWNERS ASSOCIATION & WEST COAST OWNERS ASSOCIATION & LACKEY, MAURICE L & ZETTA W & POUNDS, OPAL W & WARRELL, CLINT J 420 N VILLA CT UNIT 108 PALM SPRINGS CA 92262 \$17,390.00
ITEM 607 680153002 CABACUNGAN, LUCY \$11,139.00	ITEM 607 680153002 CABACUNGAN, LUCY \$11,139.00	ITEM 607 680153002 CABACUNGAN, LUCY \$11,139.00
ITEM 386 510080014 STANTON, MARGARET J 2512 MORONGO TR PALM SPRINGS CA 92264 \$31,913.00	ITEM 386 510080014 STANTON, MARGARET J 2512 MORONGO TR PALM SPRINGS CA 92264 \$31,913.00	ITEM 386 510080014 STANTON, MARGARET J 2512 MORONGO TR PALM SPRINGS CA 92264 \$31,913.00
ITEM 593 669350013 ABILAREZ, ABEL 740 W GATEWAY DR PALM SPRINGS CA 92262 \$6,824.00	ITEM 593 669350013 ABILAREZ, ABEL 740 W GATEWAY DR PALM SPRINGS CA 92262 \$6,824.00	ITEM 593 669350013 ABILAREZ, ABEL 740 W GATEWAY DR PALM SPRINGS CA 92262 \$6,824.00
ITEM 594 66080 3RD ST DESERT HOT SPRINGS	ITEM 594 66080 3RD ST DESERT HOT SPRINGS	ITEM 594 66080 3RD ST DESERT HOT SPRINGS

464166003 AMECUIA, INDYRA 13212 AVENIDA LA VISTA DESERT HOT SPRINGS CA 92240 \$30,161.00	464166003 AMECUIA, INDYRA 13212 AVENIDA LA VISTA DESERT HOT SPRINGS CA 92240 \$30,161.00	464166003 AMECUIA, INDYRA 13212 AVENIDA LA VISTA DESERT HOT SPRINGS CA 92240 \$30,161.00
ITEM 583 665131002 BASTIN, GILBERT A & JULIETTE \$2,593.00	ITEM 583 665131002 BASTIN, GILBERT A & JULIETTE \$2,593.00	ITEM 583 665131002 BASTIN, GILBERT A & JULIETTE \$2,593.00
ITEM 584 665131020 CONWAY, ADRIENNE \$4,299.00	ITEM 584 665131020 CONWAY, ADRIENNE \$4,299.00	ITEM 584 665131020 CONWAY, ADRIENNE \$4,299.00
ITEM 585 665132012 DUPUIS, CECILE & JIM & HOFFMAN, PAULINE TRUSTEE \$4,053.00	ITEM 585 665132012 DUPUIS, CECILE & JIM & HOFFMAN, PAULINE TRUSTEE \$4,053.00	ITEM 585 665132012 DUPUIS, CECILE & JIM & HOFFMAN, PAULINE TRUSTEE \$4,053.00
ITEM 586 665133001 KEE, NELMA F NOBLE \$2,590.00	ITEM 586 665133001 KEE, NELMA F NOBLE \$2,590.00	ITEM 586 665133001 KEE, NELMA F NOBLE \$2,590.00
ITEM 588 665181011 WHITE, TAMARA SUE TRUSTEE 16522 MAUNA LOA DR NORTH PALM SPRINGS CA 92258 \$25,780.00	ITEM 588 665181011 WHITE, TAMARA SUE TRUSTEE 16522 MAUNA LOA DR NORTH PALM SPRINGS CA 92258 \$25,780.00	ITEM 588 665181011 WHITE, TAMARA SUE TRUSTEE 16522 MAUNA LOA DR NORTH PALM SPRINGS CA 92258 \$25,780.00
ITEM 528 632100039 SCHONMANN, JOANN GABRIEL 40334 BAY HILL WAY PALM DESERT CA 92211 \$18,600.00	ITEM 528 632100039 SCHONMANN, JOANN GABRIEL 40334 BAY HILL WAY PALM DESERT CA 92211 \$18,600.00	ITEM 528 632100039 SCHONMANN, JOANN GABRIEL 40334 BAY HILL WAY PALM DESERT CA 92211 \$18,600.00
ITEM 598 670215007 HAG RE INV \$22,921.00	ITEM 598 670215007 HAG RE INV \$22,921.00	ITEM 598 670215007 HAG RE INV \$22,921.00
ITEM 597 670215008 \$12,041.00	ITEM 597 670215008 \$12,041.00	ITEM 597 670215008 \$12,041.00
ITEM 599 670215010 \$16,411.00	ITEM 599 670215010 \$16,411.00	ITEM 599 670215010 \$16,411.00
ITEM 606 67302014 HAG RE INV \$28,005.00	ITEM 606 67302014 HAG RE INV \$28,005.00	ITEM 606 67302014 HAG RE INV \$28,005.00
ITEM 609 680283008 JOHNSON, ILENE K TRUSTEE & KENNETH R TRUSTEE \$5,045.00	ITEM 609 680283008 JOHNSON, ILENE K TRUSTEE & KENNETH R TRUSTEE \$5,045.00	ITEM 609 680283008 JOHNSON, ILENE K TRUSTEE & KENNETH R TRUSTEE \$5,045.00
ITEM 601 675164025 HAG RE INV \$6,962.00	ITEM 601 675164025 HAG RE INV \$6,962.00	ITEM 601 675164025 HAG RE INV \$6,962.00
ITEM 602 675164026 \$6,904.00	ITEM 602 675164026 \$6,904.00	ITEM 602 675164026 \$6,904.00
ITEM 603 675430012 \$5,776.00	ITEM 603 675430012 \$5,776.00	ITEM 603 675430012 \$5,776.00
ITEM 604 675363001 DESERT RECOVERY \$16,692.00	ITEM 604 675363001 DESERT RECOVERY \$16,692.00	ITEM 604 675363001 DESERT RECOVERY \$16,692.00
ITEM 605 675363002 \$16,692.00	ITEM 605 675363002 \$16,692.00	ITEM 605 675363002 \$16,692.00
ITEM 608 680224010 CALVARY BIBLE CHURCH OF PALM SPRINGS 32469 NAVAJA TR CATHEDRAL CITY CA 92234 \$27,137.00	ITEM 608 680224010 CALVARY BIBLE CHURCH OF PALM SPRINGS 32469 NAVAJA TR CATHEDRAL CITY CA 92234 \$27,137.00	ITEM 608 680224010 CALVARY BIBLE CHURCH OF PALM SPRINGS 32469 NAVAJA TR CATHEDRAL CITY CA 92234 \$27,137.00
ITEM 523 604025004 CARPENTH, HAROLD B & HARTWIG, DONALD J 78349 SCARLET CT LA QUINTA CA 92253 \$23,095.00	ITEM 523 604025004 CARPENTH, HAROLD B & HARTWIG, DONALD J 78349 SCARLET CT LA QUINTA CA 92253 \$23,095.00	ITEM 523 604025004 CARPENTH, HAROLD B & HARTWIG, DONALD J 78349 SCARLET CT LA QUINTA CA 92253 \$23,095.00
ITEM 524 604180034 WEI, PI T & YIN, CHENG F \$2,246.00	ITEM 524 604180034 WEI, PI T & YIN, CHENG F \$2,246.00	ITEM 524 604180034 WEI, PI T & YIN, CHENG F \$2,246.00
ITEM 616 709190006 ODONOVAN, ADELLA M & BESSIE & POLI, OLIVE & VANDORN, VIVY ANN \$2,505.00	ITEM 616 709190006 ODONOVAN, ADELLA M & BESSIE & POLI, OLIVE & VANDORN, VIVY ANN \$2,505.00	ITEM 616 709190006 ODONOVAN, ADELLA M & BESSIE & POLI, OLIVE & VANDORN, VIVY ANN \$2,505.00
ITEM 617 715190014 SCHULTE, SALLY A & WILLYS A TRUSTEES & SCHULTE, W. A. \$2,850.00	ITEM 617 715190014 SCHULTE, SALLY A & WILLYS A TRUSTEES & SCHULTE, W. A. \$2,850.00	ITEM 617 715190014 SCHULTE, SALLY A & WILLYS A TRUSTEES & SCHULTE, W. A. \$2,850.00
ITEM 618 715190016 SCHULTE, SALLY A & WILLYS A TRUSTEES & SCHULTE, W. A. \$3,195.00	ITEM 618 715190016 SCHULTE, SALLY A & WILLYS A TRUSTEES & SCHULTE, W. A. \$3,195.00	ITEM 618 715190016 SCHULTE, SALLY A & WILLYS A TRUSTEES & SCHULTE, W. A. \$3,195.00
ITEM 642 763150013 FOUR DR 25 PARTNERS LTD PARTNERSHIP 87871 AVENUE 52 COACHELLA CA 92236 \$708,476.00	ITEM 642 763150013 FOUR DR 25 PARTNERS LTD PARTNERSHIP 87871 AVENUE 52 COACHELLA CA 92236 \$708,476.00	ITEM 642 763150013 FOUR DR 25 PARTNERS LTD PARTNERSHIP 87871 AVENUE 52 COACHELLA CA 92236 \$708,476.00
ITEM 585 749130004 HAG RE INV \$6,880.00	ITEM 585 749130004 HAG RE INV \$6,880.00	ITEM 585 749130004 HAG RE INV \$6,880.00
ITEM 586 88755 AVENUE 68 MECCA CA 92254 \$6,880.00	ITEM 586 88755 AVENUE 68 MECCA CA 92254 \$6,880.00	ITEM 586 88755 AVENUE 68 MECCA CA 92254 \$6,880.00
ITEM 635 742220005 AVILA, MARIA & TANG, LIN MING & YANG, ANDY & YUEH, LIN CHANG SU \$179,077.00	ITEM 635 742220005 AVILA, MARIA & TANG, LIN MING & YANG, ANDY & YUEH, LIN CHANG SU \$179,077.00	ITEM 635 742220005 AVILA, MARIA & TANG, LIN MING & YANG, ANDY & YUEH, LIN CHANG SU \$179,077.00
ITEM 636 752120026 BROOKFIELD CALIF LAND HOLDINGS \$60,744.00	ITEM 636 752120026 BROOKFIELD CALIF LAND HOLDINGS \$60,744.00	ITEM 636 752120026 BROOKFIELD CALIF LAND HOLDINGS \$60,744.00
ITEM 640 757210027 \$31,515.00	ITEM 640 757210027 \$31,515.00	ITEM 640 757210027 \$31,515.00
ITEM 619 721215016 VALENZUELA, ESTEVAN 68951 VANDER VEER DR MECCA CA 92254 \$5,786.00	ITEM 619 721215016 VALENZUELA, ESTEVAN 68951 VANDER VEER DR MECCA CA 92254 \$5,786.00	ITEM 619 721215016 VALENZUELA, ESTEVAN 68951 VANDER VEER DR MECCA CA 92254 \$5,786.00
ITEM 620 721242011 OLIVAS, JOSEFINA & LUIS A \$12,740.00	ITEM 620 721242011 OLIVAS, JOSEFINA & LUIS A \$12,740.00	ITEM 620 721242011 OLIVAS, JOSEFINA & LUIS A \$12,740.00
ITEM 621 721242011 PIERCE, MARILEE \$2,488.00	ITEM 621 721242011 PIERCE, MARILEE \$2,488.00	ITEM 621 721242011 PIERCE, MARILEE \$2,488.00
ITEM 622 721271027 \$2,488.00	ITEM 622 721271027 \$2,488.00	ITEM 622 721271027 \$2,488.00
ITEM 623 723054011 AMOS, PAULINE E TRUSTEE \$3,844.00	ITEM 623 723054011 AMOS, PAULINE E TRUSTEE \$3,844.00	ITEM 623 723054011 AMOS, PAULINE E TRUSTEE \$3,844.00
ITEM 625 723071017 MENDEZ, ROMAN & LAURA \$54,129.00	ITEM 625 723071017 MENDEZ, ROMAN & LAURA \$54,129.00	ITEM 625 723071017 MENDEZ, ROMAN & LAURA \$54,129.00
ITEM 626 723082004 BAKER, CHARLES EDWARD & WILLIAM ALLAN & CRANDALL, FRANCES LAVERNE BAKER \$2,549.00	ITEM 626 723082004 BAKER, CHARLES EDWARD & WILLIAM ALLAN & CRANDALL, FRANCES LAVERNE BAKER \$2,549.00	ITEM 626 723082004 BAKER, CHARLES EDWARD & WILLIAM ALLAN & CRANDALL, FRANCES LAVERNE BAKER \$2,549.00
ITEM 627 723840006 NVISION CAPITAL ADVISORS \$3,842.00	ITEM 627 723840006 NVISION CAPITAL ADVISORS \$3,842.00	ITEM 627 723840006 NVISION CAPITAL ADVISORS \$3,842.00
ITEM 628 723102002 CORRISEN, MARY & TEPISA, WILLIAM M \$2,549.00	ITEM 628 723102002 CORRISEN, MARY & TEPISA, WILLIAM M \$2,549.00	ITEM 628 723102002 CORRISEN, MARY & TEPISA, WILLIAM M \$2,549.00
ITEM 629 723134004 BEACH, JAMES A & MAY A \$2,549.00	ITEM 629 723134004 BEACH, JAMES A & MAY A \$2,549.00	ITEM 629 723134004 BEACH, JAMES A & MAY A \$2,549.00
ITEM 630 723101006 ARRIOLA, MELDA & JUAN VIANEY 99415 HARBOR DR MECCA CA 92254 \$6,854.00	ITEM 630 723101006 ARRIOLA, MELDA & JUAN VIANEY 99415 HARBOR DR MECCA CA 92254 \$6,854.00	ITEM 630 723101006 ARRIOLA, MELDA & JUAN VIANEY 99415 HARBOR DR MECCA CA 92254 \$6,854.00
ITEM 632 723313004 HUELTO, ROBERTO JR \$3,070.00	ITEM 632 723313004 HUELTO, ROBERTO JR \$3,070.00	ITEM 632 723313004 HUELTO, ROBERTO JR \$3,070.00
ITEM 633 723225007 URIAS, JOSE RAUL JR \$3,237.00	ITEM 633 723225007 URIAS, JOSE RAUL JR \$3,237.00	ITEM 633 723225007 URIAS, JOSE RAUL JR \$3,237.00
ITEM 634 723151030 LOPEZ, ARMINDA F \$4,850.00	ITEM 634 723151030 LOPEZ, ARMINDA F \$4,850.00	ITEM 634 723151030 LOPEZ, ARMINDA F \$4,850.00
ITEM 606 67302014 HAG RE INV \$28,005.00	ITEM 606 67302014 HAG RE INV \$28,005.00	ITEM 606 67302014 HAG RE INV \$28,005.00
ITEM 535 636072010 LAND TRUST CO & BRIELEY, WILLIAM C \$2,304.00	ITEM 535 636072010 LAND TRUST CO & BRIELEY, WILLIAM C \$2,304.00	ITEM 535 636072010 LAND TRUST CO & BRIELEY, WILLIAM C \$2,304.00
ITEM 536 636075016 OELLERICH BALENTI, VICKY RAE \$2,779.00	ITEM 536 636075016 OELLERICH BALENTI, VICKY RAE \$2,779.00	ITEM 536 636075016 OELLERICH BALENTI, VICKY RAE \$2,779.00
ITEM 537 636081004 VELASQUEZ, ISABEL \$2,261.00	ITEM 537 636081004 VELASQUEZ, ISABEL \$2,261.00	ITEM 537 636081004 VELASQUEZ, ISABEL \$2,261.00
ITEM 538 636091018 UNIVERSAL EXPOSURE INC \$2,774.00	ITEM 538 636091018 UNIVERSAL EXPOSURE INC \$2,774.00	ITEM 538 636091018 UNIVERSAL EXPOSURE INC \$2,774.00
ITEM 539 636091019 \$2,919.00	ITEM 539 636091019 \$2,919.00	ITEM 539 636091019 \$2,919.00
ITEM 541 636217018 TOWNSEND, BENJAMIN HARRIS & BUSH, DOUGLAS A & RACHELLE		

EXHIBIT "C"
LEGAL DESCRIPTION
MAPS

AGREEMENT 4492
SAVE OSWIT CANYON DBA OSWIT LAND TRUST,
501(C)3 NONPROFIT LAND TRUST

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

PARCEL 1

OUTSIDE CITY

Parcel Identification Number: 654040003

First Year Delinquent: 2015-2016

Purchase Price: \$103,341.98

Default Date: JUNE 30, 2016

TRA 061-048 PALM SPRINGS USD

DISTRICT: 4

Situs Address: NONE

Last Assessed To: CHANG SEUNG HO

Legal Description:

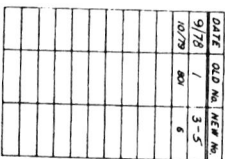
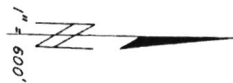
THE NORTH HALF OF THE SOUTHWEST QUARTER TOGETHER WITH THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

AGREEMENT 4492
SAVE OSWIT CANYON DBA OSWIT LAND TRUST,
501(C)3 NONPROFIT LAND TRUST

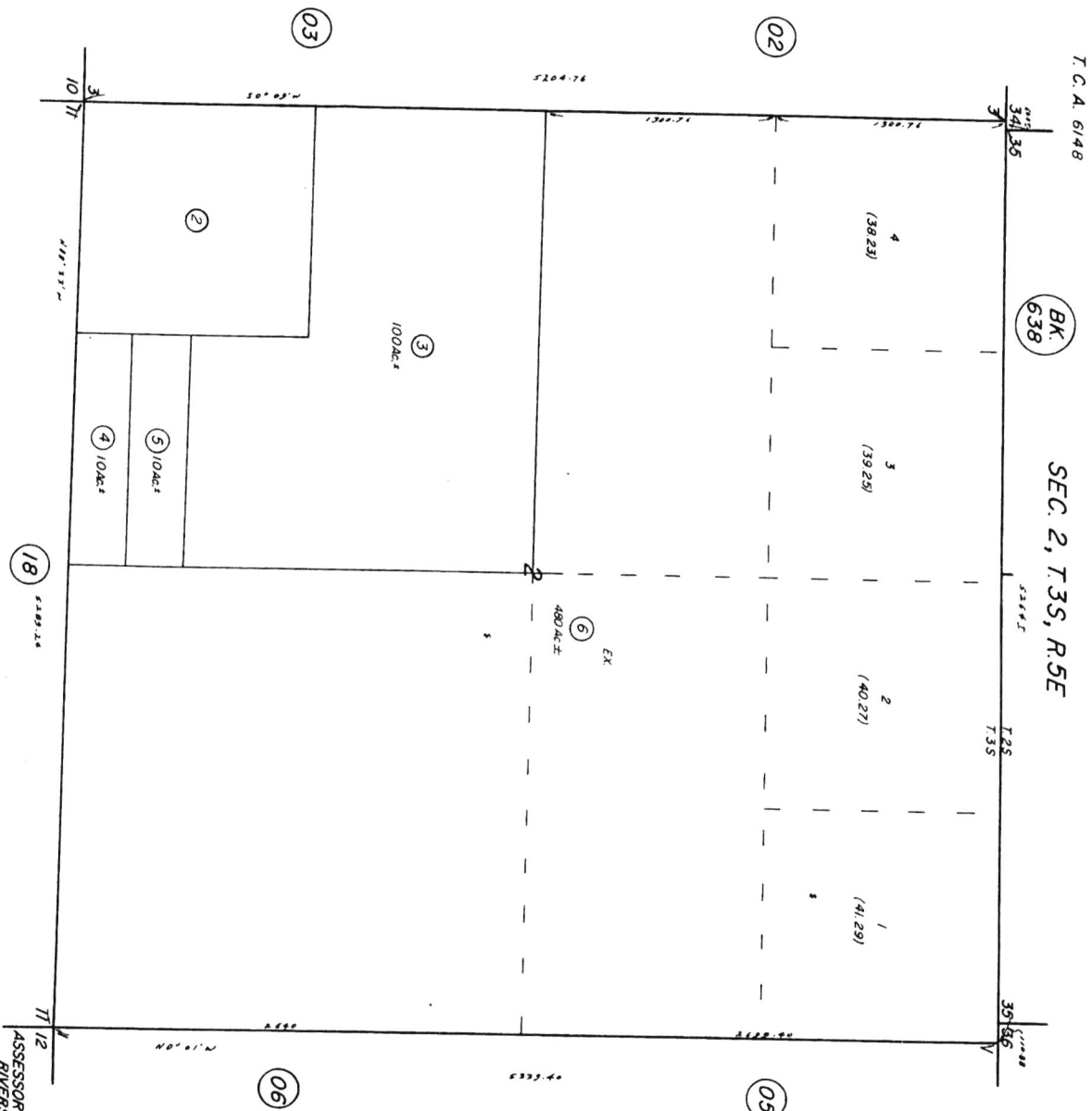
24-58-8

BK.

SEC. 2, T.3S, R.5E

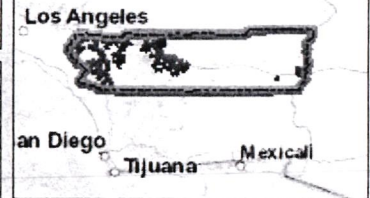


DATA:GL.O. PLAT
R/S 18/67
FEB. 1968



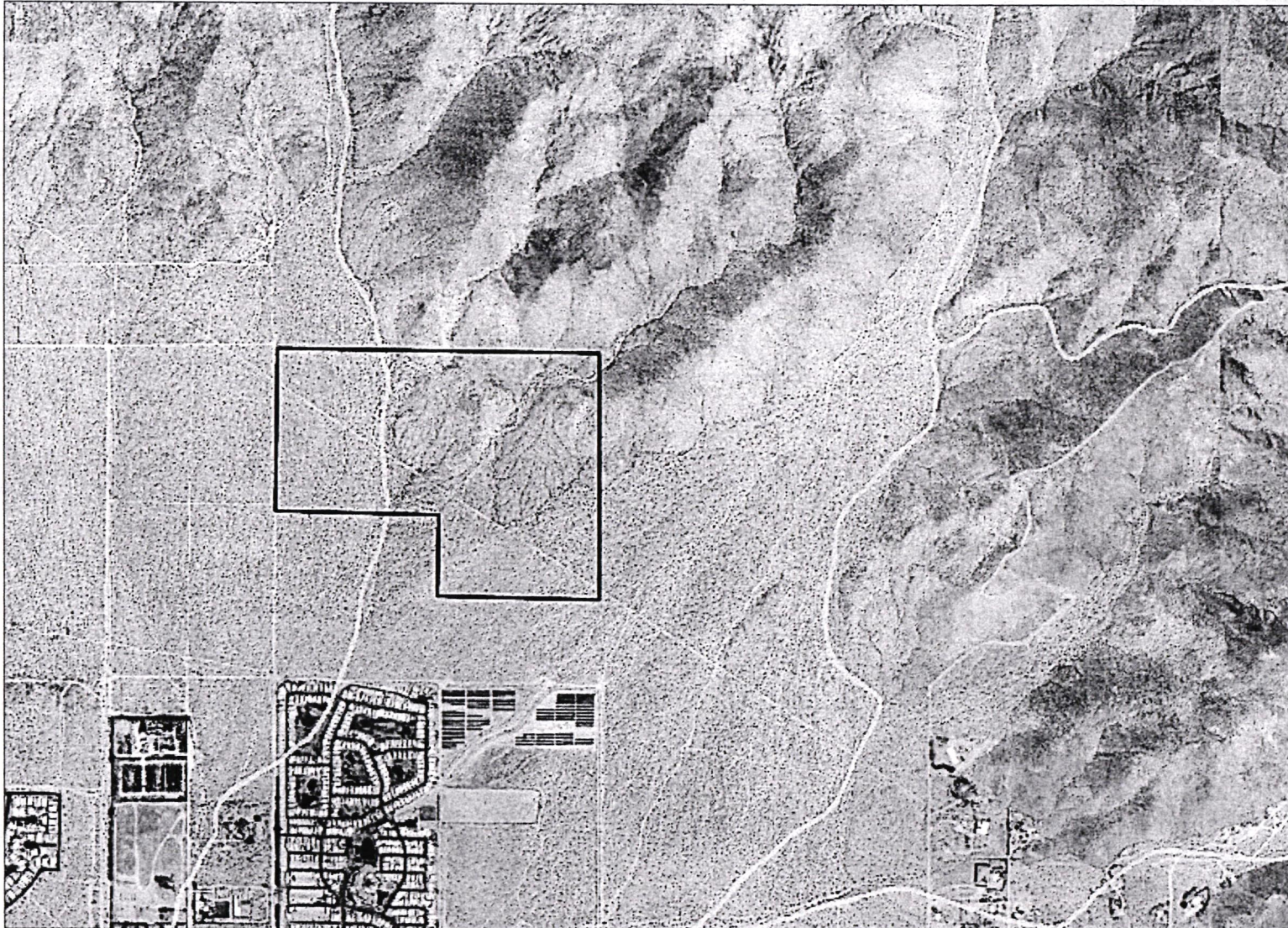
ASSESSOR'S MAP, BK. 654 PG.04
RIVERSIDE COUNTY, CALIF. p 6

654-040-003



Legend

- Blueline Streams
- City Areas



0 1 3,009 Feet
505

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/24/2022 1:16:02 PM

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Notes

EXHIBIT "D"

NOTICE OF POWER TO SELL TAX DEFAULTED PROPERTY

AGREEMENT 4492
SAVE OSWIT CANYON DBA OSWIT LAND TRUST,
501(C)3 NONPROFIT LAND TRUST

REQUESTED BY AND MAIL TO:

MATTHEW JENNINGS
TREASURER-TAX COLLECTOR
TAX SALE OPERATIONS UNIT
4080 LEMON ST., 4TH FL. MAIL STOP 1110
RIVERSIDE, CALIFORNIA 92501

2021-0493904

08/18/2021 10:15 AM Fee: \$ 0.00

Page 1 of 2

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



					R	A	Exam:	309	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on June 30, 2016 for the nonpayment of delinquent taxes in the amount of \$6,155.11 for the Fiscal Year 2015-2016, Default Number 2016-654040003

Notice is hereby given by the Tax Collector of RIVERSIDE County that, pursuant to Revenue and Taxation Code §3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said county at the close of business of 5 p.m., whichever is later, on the last business day prior to the commencement date of the tax sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax deficiency" pursuant to §362(b)(9)(B) of Title 11 of the United States Code. The real property subject to this notice is assessed to: CHANG, SEUNG HO and is situated in said county, State of California, described as follows:

Assessor's Parcel Number: 654040003


SEE PAGE 2 ENTITLED LEGAL DESCRIPTION

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
RIVERSIDE County

Executed on
July 1, 2021

By



Matthew Jennings, Tax Collector

On 7/27/2021, before me, Peter Aldana, Assessor-County Clerk-Recorder, personally appeared Matthew Jennings, Treasurer and Tax Collector for Riverside County, 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which 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.
Peter Aldana, Assessor, Clerk Recorder

By:


Deputy

Seal



LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER TOGETHER WITH THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXHIBIT "E"

RESOLUTION 2022 – TD1A

MISSION STATEMENT

AGREEMENT 4492
SAVE OSWIT CANYON DBA OSWIT LAND TRUST,
501(C)3 NONPROFIT LAND TRUST

Save Oswit Canyon, Inc dba Oswit Land Trust
RESOLUTION 2022, Number TD1A

AUTHORIZING THE PURCHASE OF TAX DEFAULT PARCELS LISTED IN EXHIBIT A

APPROVED BY THE EXECUTIVE COMMITTEE
ON January 18, 2022

WHEREAS, Save Oswit Canyon, Inc dba Oswit Land Trust is a California nonprofit corporation, recognized as a 501(c)(3) tax exempt organization by the Internal Revenue Service; and

WHEREAS, the purpose of the Save Oswit Canyon, Inc dba Oswit Land Trust is to acquire and protect land with natural and cultural resource values; and

WHEREAS, the purchase of the parcels described in Exhibit A, which is hereby incorporated by reference, for any purpose other than resource conservation could result in adverse impacts to their natural and cultural resource values;

WHEREAS, Save Oswit Canyon, Inc dba Oswit Land Trust intends that the parcels are used for the public purpose of maintaining open space for conservation;

NOW, THEREFORE, be it resolved that Save Oswit Canyon, Inc dba Oswit Land Trust objects to the public sale of the parcels and approves the purchase of any or all of the parcels described in Exhibit A from the County of Riverside at the prices listed through a Chapter 8 Agreement of Sale; and,

FURTHER, Save Oswit Canyon, Inc dba Oswit Land Trust hereby offers to purchase said properties at the prices indicated in Exhibit A through a Chapter 8 Agreement of Sale; and

FURTHER, Save Oswit Canyon, Inc dba Oswit Land Trust agrees to pay the costs of giving notice as required by the County of Riverside; and

FURTHER, Save Oswit Canyon, Inc dba Oswit Land Trust purpose in acquiring the land would be to hold it in open space for the protection of its natural, biological, scenic, and cultural resource values; and

FURTHER, the Executive Committee hereby authorizes the Executive Director or any member of the Executive Committee of Save Oswit Canyon, Inc dba Oswit Land Trust to execute an Agreement of Sale, and any and all other documents that may be necessary complete the purchase of any or all of the parcels listed herein.

PASSED, APPROVED, AND ADOPTED by the Executive Committee of the Board of Directors of Save Oswit Canyon, Inc dba Oswit Land Trust, on this 18 day of January, 2022, by the following vote, to wit:

AYES: Three

NOES:

ABSTENTIONS: Two

ABSENT:


Jane Garrison

Jane Garrison, President

Save Oswit Canyon, Inc dba Oswit Land Trust
RESOLUTION No. 2022 TD1A

EXHIBIT A

APN	Redemption Amount
392240094	\$14,329.34, 47 ac R
529100017	\$18,406.52, 21 ac R
654040003	\$103,341.98, 100 ac



1775 E Palm Canyon Dr #4020 Palm Springs CA 92263 www.oswitlandtrust.org 760-385-8255

Mission Statement

Oswit Land Trust saves critical wildlife habitat from imminent destruction.

Oswit Canyon, our first successful land acquisition, is an internationally recognized ecological treasure that's home to endangered bighorn sheep, desert fox, bobcats, mountain lions, migratory birds, raptors and other wildlife, a wide variety of desert wildflowers, and other fauna unique to the region. From there, Save Oswit Canyon became Oswit Land Trust and our mission is to continue to save land in perpetuity from destructive practices, most notably development throughout the Southern California region.

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

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