

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



**ITEM: 19.7
(ID # 12420)**

MEETING DATE:
Tuesday, February 28, 2023


FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item 729. Last assessed to: Universal Life Church. District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Cochran Investment Company, Inc., Assignee for Universal Life Church for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 572310004-2;
2. Deny the claim, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$12,142.30 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 2/14/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, 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 Gutierrez
Nays: None
Absent: None
Date: February 28, 2023
xc: Tax Collector

Kimberly Rector
Clerk of the Board

By: 
Deputy

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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:	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 24, 2016 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 14, 2016. 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 10, 2016, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest Reports to notify all parties of interest attached to the parcel.
2. Researched all last assessee's through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676(b).

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration

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STATE OF CALIFORNIA**

of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on July 14, 2016.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Cochran Investment Company, Inc., Assignee for Universal Life Church based on an Assignment of Right to Collect Excess Proceeds notarized May 31, 2017 and a Grant Deed recorded April 29, 1981 as Instrument No. 1981-077200.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Cochran Investment Company, Inc., Assignee for Universal Life Church be denied since at the time the claim was filed and at all relevant times since, the company was SOS/FTB suspended which deprives it of all rights, privileges, and powers and it has no right or authority to file an administrative claim for the excess proceeds. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$12,142.30 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Residents and Businesses

The excess proceeds will be transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Cochran


Stephanie Perez, Principal Management Analyst 2/16/2023


Kristine Bell-Valdez, Supervising Deputy County Counsel 1/6/2023

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TREASURER-TAX COLLECTOR

JUN 05 2017

RECEIVED

TC 207 Item 729 Assessment No.: 572310004-2

Assessee: UNIVERSAL LIFE CHURCH

Situs: No property address.

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 12,653.00 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. 1981-77200; recorded on 4/29/81. 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.

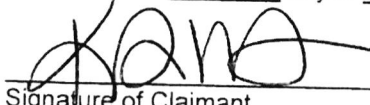
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Driver's License, Grant Deed, Declaration of One and the Same, Assignment of Rights to Collect Excess Proceeds, Statement of Information

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 31st day of MAY, 2017 at Orange, California
County, State



Signature of Claimant
Cochran Investment Company, Inc.

Kelly A. Mills, Vice-President
Print Name

161 Fashion Ln., Ste. 105
Street Address

Tustin, CA 92780
City, State, Zip

714-731-1820
Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

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.

CALIFORNIA JURAT

State of California)

County of Orange)

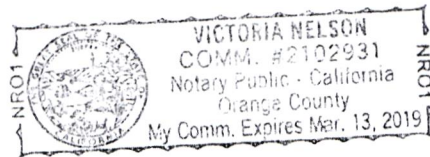
Subscribed and sworn to (or affirmed) before me on this 31st day

of May, 20 17, by VICTORIA NELSON, Notary Public

Kelly A Milo

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *[Handwritten Signature]*



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

[Empty box for description of attached document]

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____

COCHRAN INVESTMENT COMPANY, INC.

161 Fashion Ln., Ste. 105, Tustin, CA 92780
Office: (714) 731-1820 ♦ Fax: (714) 731-1848
kmills@cochraninvestment.com

CLAIM SUMMARY

To: County of Riverside Treasurer & Tax Collector

Assessors Parcel Number: 572310004-2
Last Assessee: Universal Life Church
Sale Date: May 24, 2016
Deadline: July 14, 2017

Dear Treasurer/Tax Collector:

Claimant(s): Cochran Investment Company, Inc.

The following proof of claim(s) for excess proceeds and documents are attached:

Andre Hensley, Authorized Signer:

1. Copy of driver's license.
2. Assignment of Rights to Claim Excess Proceeds
3. Copy of Grant Deed recorded as Instrument Number 1981-77200
4. Declaration of One and the Same
5. Statement of Information

Cochran Investment Company, Inc.

1. A resolution of the Board of Directors, with corporate seal
2. California Secretary of State – status of good standing for Cochran Investment Company, Inc.
3. Copy of Articles of Incorporation for Cochran Investment Company, Inc.
4. Driver's License and Business Card for Kelly A. Mills, Vice-President
5. Claim Form

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

- One warrant in the amount of \$12653 or 100% of the claimant's share of the excess proceeds made payable to Cochran Investment Company, Inc. and mailed to 161 Fashion Ln., Ste. 105, Tustin, CA 92780.

Please address questions regarding the attached claim(s) to Kelly Mills, Vice-President, at (714) 731-1820, or e-mail to kmills@cochraninvestment.com.

The Client(s) and the staff of Cochran Investment Company, Inc., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 9405-5036-9930-0049-0681-21

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Cochran Investment Company, Inc. 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 572310004-2 sold at public auction on May 24, 2016. I understand that the total of excess proceeds available for refund is \$ 12,653 and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

[Signature]
(Signature of Party of Interest/Assignor)

Andre Hensley, Authorized Signer for Universal Life Church
(Name Printed)

601 Third St.
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF Stanislaus)

Modesto, CA 95351
(City/State/Zip)

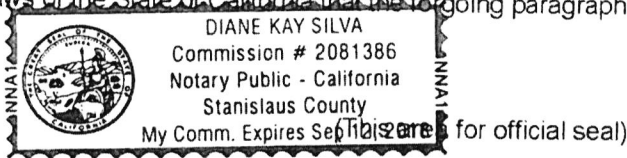
209-527-8111
(Area Code/Telephone Number)

On May 24th, 2017, before me, Diane K. Silva, Notary Public, personally appeared Andre Hensley, 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.

Diane K Silva
(Signature of Notary)



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]
(Signature of Assignee)

Kelly A. Mills
(Name Printed)

161 Fashion Ln., Ste. 105
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF Orange)

Tustin, CA 92780
(City/State/Zip)

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared Kelly A. Mills, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Signature of Notary)

(This area for official seal)

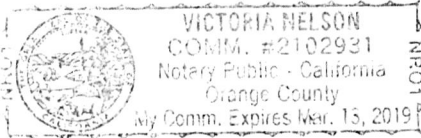
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 ORANGE)
On May 31, 2017 before me, VICTORIA NELSON, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Kelly A Mills
Name(s) of Signer(s)

who 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.



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 [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

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ 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: _____

77200

RECORDING REQUESTED BY

AND THESE RECORDS SHALL THIS BEING AND BEING STRONGER EVIDENCE
SELECT MAIL TAX STATEMENT TO

Name [Universal Life Church,
Street Address [Charter Number 50285
10063 S. Arroyo Dr.
City & State [Whittier, Ca 90604

MAIL TAX STATEMENTS TO

Name [Same as above
Street Address [10963 S. Arroyo Dr.
City & State [Whittier, CA 90604

TITLE ORDER NO

ESCROW NO

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.
All Payment of

Book 1981, Page 77200

APR 29 1981

Recorder in Official Records
of Riverside County, California

Donald D. Sullivan, Recorder
FEE 1.23

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ NIL-no consideration

- 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 _____ AND

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

ANTONI R. FUERTE, as his sole and separate property

hereby GRANT(s) to

UNIVERSAL LIFE CHURCH, Charter Number 50285

The following described real property in the _____ unincorporated
County of _____ Riverside _____ State of California:

The North half of the West half of the East half of the Southeast
quarter of the Southwest quarter of Section 13, Township 7 South,
Range 2 East, San Bernardino Base and Meridian.

Dated December 22, 1980

STATE OF CALIFORNIA } ss.

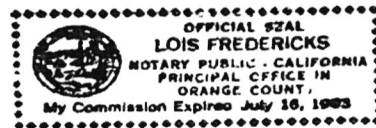
COUNTY OF Orange
On 12-22-80 before me, the
undersigned, a Notary Public in and for said State, personally
appeared Antoni R. Fuerte

_____ known to me to
be the person whose name is subscribed
to the within instrument and acknowledged that he
executed the same.
WITNESS my hand and official seal.

Signature

Lois Fredericks

NOTARY PUBLIC IN AND FOR SAID STATE



(This area for official notarial seal)


END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

DECLARATION
OF ONE AND THE SAME PERSON

I, Andre Hensley, Authorized Signer for Universal Life Church do hereby declare:

1. I am over the age of 18 and a resident of Modesto, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person as Andre John Hensley as noted on my California Drivers License.
3. I represent that I am an Authorized Signer for Universal Life Church, who is referenced on the referenced Grant Deed as Document #1981-77200, Recorded in Riverside County on 4/1/81.
4. I am one and the same person as Andre Hensley, Andre J. Hensley, and Andre John Hensley.
5. I am one and the same person who assigned the excess proceeds to Cochran Investment Company, Inc., for Riverside County Assessors Parcel Number 572310004-2, on May 24, 2017

I declare under penalty of perjury that the foregoing is true and correct. Executed the 24 day of May 2017 at Modesto California

X _____
Signed 

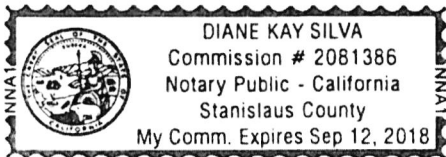
JURAT

Subscribed and sworn to (or affirmed) before me on this

24th day of May, 2017 by
Date Month Year

Andre Hensley
Name of Signer

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

Proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Diane K. Silva, Notary Public
Signature of Notary Public

(Place Notary Seal Above)

Login

UNIVERSAL LIFE CHURCH, INC. (432091)



Request Certificate

<i>Initial Filing Date</i>	05/02/1962
<i>Status</i>	Suspended - FTB/SOS
<i>Standing - SOS</i>	Not Good
<i>Standing - FTB</i>	Not Good
<i>Standing - Agent</i>	Good
<i>Standing - VCFCF</i>	Good
<i>Inactive Date</i>	09/24/2019
<i>Formed In</i>	CALIFORNIA
<i>Entity Type</i>	Nonprofit Corporation - CA - Religious
<i>Principal Address</i>	N/A
<i>Mailing Address</i>	601 3RD ST. MODESTO, CA 95351
<i>Statement of Info Due Date</i>	05/31/2018
<i>Agent</i>	Individual 1495386 ANDRE HENSLEY 1740 POLAND MODESTO, CA 95358



View History



Request Access

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