

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



**ITEM: 19.8
(ID # 11767)**

MEETING DATE:
Tuesday, April 18, 2023

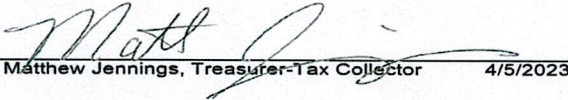
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 528. Last assessed to: Estate of Nicholas Busigin. District 4. [\$7,781-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Tracy Ettinghoff, Esq., authorized agent for The Club at Shenandoah Springs for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693083037-5;
2. Deny the claim from Heirfinders Research Associates LLC, assignee for Melissa Busigin for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693083037-5;
3. Deny the claim from Tri Palm Unified Owners Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693083037-5;
4. Authorize and direct the Auditor-Controller to issue a warrant to Tracy Ettinghoff, Esq., authorized agent for The Club at Shenandoah Springs in the amount of \$7,781.42, 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.

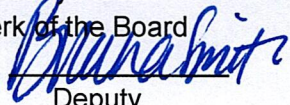
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 4/5/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez 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: April 18, 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	\$7,781	\$ 0	\$7,781	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	22/23

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 2, 2017 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 21, 2017. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 24, 2017, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from Tracy Ettinghoff, Esq., authorized agent for The Club at Shenandoah Springs based on a Letter of Authorization notarized April 13, 2021 and a Notice of Delinquent Assessment recorded April 11, 2013 as Instrument No. 2013-0170831.
2. Claim from Heirfinders Research Associates LLC, assignee for Melissa Busigin based on an Assignment of Right to Collect Excess Proceeds notarized June 14, 2018, and a Corporation Grant Deed recorded May 14, 1965 as Instrument No. 55894.
3. Claim from Tri Palm Unified Owners Association based on copies of billed statements.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Tracy Ettinghoff, Esq., authorized agent for The Club at Shenandoah Springs be awarded excess proceeds in the amount of \$7,781.42. Since the amount claimed by Tracy Ettinghoff, Esq., authorized agent for The Club at Shenandoah Springs exceeds the amount of excess proceeds available there are no funds available for consideration for the claims from Heirfinders Research Associates LLC, assignee for Melissa Busigin and Tri Palm Unified Owners Association. 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.

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

Impact on Residents and Businesses

Excess proceeds will be released to a lienholder of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Ettinghoff

ATTACHMENT B. Claim Heirfinders

ATTACHMENT C. Claim TriPalm


Stephanie Perz, Principal Management Analyst 4/10/2023


Ronak Patel, Deputy County Counsel 3/14/2023

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

RECEIVED
2017 AUG 17 AM 9:16
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 528 Assessment Number: 693083037-5

Assessee: BUSIGIN NICHOLAS ESTATE OF

Situs: 73410 OJAI PL THOUSAND PALMS 92276

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 7,192.79 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. N/A; recorded on —. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

ATTACHED ARE 2 STATEMENTS. #1 IS FOR ASSESSMENTS AND LATE FEES OWED.
#2 IS FOR FINES ASSESSED FOR CC + R VIOLATIONS ON THE PROPERTY.

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 10 day of August, 2017 at RIVERSIDE COUNTY, CALIFORNIA
County, State

Signature of Claimant

M. Morrissey
Signature of Claimant

Print Name

MICHAEL MORRISSEY
Print Name

Street Address

32-851 Desert Moon Drive
Street Address

City, State, Zip

THOUSAND PALMS, CA. 92276
City, State, Zip

Phone Number

760-343-5256
Phone Number

Marquez, Miriam C.

From: marceewilliams.tpua@gmail.com
Sent: Monday, September 23, 2019 1:58 PM
To: Marquez, Miriam C.
Subject: TPUOA - AP#693083037-5, 73-410 Ojai Place, Thousand Palms, CA, Acct#1190

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.

Hello Ms. Marquez,

It was nice speaking with you today. Thank you for assisting me.

We do not have a recorded lien on this property.

We are the homeowners association and Michael Morrissey signed the Claim to Excess Proceeds form we submitted on behalf of Tri Palm Unified Owners Association.

The amount we claimed, as shown on the form, was a total of \$7,182.79.

We have not had any changes to that amount. No additions and so subtractions.

Please let me know if you need any additional information.

Thank you,

Marcee Williams

Accounting Administrative Assistant

Dedicated to Community Excellence!



TPUOA

Tri Palm Unified Owners Association

32-851 Desert Moon Drive, Thousand Palms, CA 92276

760-343-5256 / Fax 760-343-1828

Email: MarceeWilliams.tpua@gmail.com

Website: tpua.net



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

#1

Statement

Date
7/30/2017

Bill To
1190 Estate of Jim Busigin NO VALID ADDRESS ***** MAIL BEING RETURNED

Property Location:

Amount Due	Amount Enc.
\$778.79	

Assessments

Date	Transaction	Amount	Balance		
11/30/2009	Balance forward		0.00		
12/26/2009	INV #9207.	50.00	50.00		
03/24/2010	INV #FC 4915. Finance Charge	1.08	51.08		
03/25/2010	INV #10056.	10.00	61.08		
05/05/2010	INV #FC 5353. Finance Charge	0.62	61.70		
06/05/2010	INV #FC 5548. Finance Charge	0.46	62.16		
06/30/2010	INV #FC 5652. Finance Charge	0.37	62.53		
08/02/2010	INV #FC 5860. Finance Charge	0.49	63.02		
08/31/2010	INV #FC 6108. Finance Charge	0.43	63.45		
10/01/2010	INV #FC 6291. Finance Charge	0.46	63.91		
11/01/2010	INV #FC 6472. Finance Charge	0.46	64.37		
12/01/2010	INV #FC 6611. Finance Charge	0.44	64.81		
01/01/2011	INV #FC 6750. Finance Charge	0.46	65.27		
02/22/2011	INV #12059.	50.00	115.27		
03/11/2011	INV #FC 6904. Finance Charge	10.00	125.27		
03/11/2011	INV #FC 7428. Finance Charge	0.00	125.27		
04/12/2011	INV #FC 8109. Finance Charge	0.86	126.13		
06/01/2011	INV #12903.	100.00	226.13		
06/01/2011	INV #FC 9243. Finance Charge	1.36	227.49		
06/30/2011	INV #FC 9817. Finance Charge	0.79	228.28		
07/29/2011	INV #FC 10285. Finance Charge	1.48	229.76		
08/31/2011	INV #FC 10891. Finance Charge	1.71	231.47		
09/01/2011	INV #14241.	10.00	241.47		
09/30/2011	INV #FC 11275. Finance Charge	1.62	243.09		
10/31/2011	INV #FC 11607. Finance Charge	1.68	244.77		
11/30/2011	INV #FC 11897. Finance Charge	1.62	246.39		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	6.17	6.37	0.00	766.25	\$778.79



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

#2

Statement

Date
7/30/2017

Bill To
1190-F Jim Busigin NO VALID ADDRESS

Property Location:

Amount Due	Amount Enc.
\$6,414.00	

FINES ON CCR'S

Date	Transaction	Amount	Balance
06/30/2014	Balance forward		0.00
07/31/2014	INV #CC&R580.	100.00	100.00
08/31/2014	INV #CCR616.	200.00	300.00
09/30/2014	INV #CC&R679.	200.00	500.00
10/31/2014	INV #CC&R626.	250.00	750.00
11/30/2014	INV #CCR66062.	200.00	950.00
12/31/2014	INV #CC&R2223.	250.00	1,200.00
01/31/2015	INV #CC&R014.	200.00	1,400.00
02/28/2015	INV #CCR99926.	200.00	1,600.00
03/31/2015	INV #CCR8890.	200.00	1,800.00
04/30/2015	INV #CCR79845.	250.00	2,050.00
05/31/2015	INV #CCR5556.	200.00	2,250.00
06/30/2015	INV #CCR6690.	250.00	2,500.00
07/31/2015	INV #CC&R7785.	200.00	2,700.00
08/31/2015	INV #CCR88901.	250.00	2,950.00
09/30/2015	INV #CC&R1002.	200.00	3,150.00
10/31/2015	INV #CCR899079.	200.00	3,350.00
11/30/2015	INV #CC&R11195.	200.00	3,550.00
12/31/2015	INV #CC&R9898.	214.00	3,764.00
01/31/2016	INV #CCR-Jan9916.	250.00	4,014.00
02/29/2016	INV #CC&R-Feb227.	200.00	4,214.00
03/31/2016	INV #Mar33376.	200.00	4,414.00
04/30/2016	INV #CC&R485.	250.00	4,664.00
05/31/2016	INV #CCR5604.	200.00	4,864.00
06/30/2016	INV #CC&R6701.	200.00	5,064.00
07/31/2016	INV #CC&R9037.	250.00	5,314.00

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	6,414.00	\$6,414.00



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

Statement

Date
7/30/2017

Bill To
1190-F Jim Busigin NO VALID ADDRESS

Property Location:

Amount Due	Amount Enc.
\$6,414.00	

Date	Transaction			Amount	Balance
08/31/2016	INV #CC&R88921.			200.00	5,514.00
09/30/2016	INV #CC&R99006.			250.00	5,764.00
10/31/2016	INV #CC&R1092.			200.00	5,964.00
11/30/2016	INV #CC&R1228.			200.00	6,164.00
12/31/2016	INV #CCR1228.			250.00	6,414.00
01/17/2017	CREDMEM #CR1335. VOID:			0.00	6,414.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	6,414.00	\$6,414.00

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 JUN 20 PM 1:29

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 209 Item 528 Assessment No.: 693083037-5

Assessee: BUSIGIN NICHOLAS ESTATE OF

Situs: 73410 OJAI PL THOUSAND PALMS 92276

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3,890.71 +/- from the sale of the above mentioned real property. I/We were the lienholder(s), assignee, property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 1965-055894; recorded on 5/14/1965. 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.

see included

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 14th day of June, 2018 at Los Angeles, CA
County, State



Signature of Claimant

Signature of Claimant

Michael Haney

VP, Heirfinders Research Associates

Print Name

Print Name

5042 Wilshire Blvd, #622

Street Address

Street Address

Los Angeles, CA 90036

City, State, Zip

City, State, Zip

323-937-3033

Phone Number

Phone Number

See Attached

ACKNOWLEDGMENT

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

State of California
County of Los Angeles

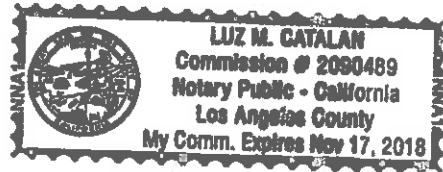
On June 14, 2018 before me, Luz M. Catalan, Notary Public
(insert name and title of the officer)

personally appeared Michael Haney
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Description of Attached document:

Title or Type of Document: CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

Document Date: June 14, 2018

Assessment No.: 693083037-5

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 Heirfinders Research Associates LLC 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 693083037 sold at public auction on 5/2/2017. I understand that the total of excess proceeds available for refund is \$ 8,292.00 +/- 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.

Melissa Busigin
(Signature of Party of Interest/Assignor)

Melissa Busigin
(Name Printed)

3660 E. 3rd Street Apt D8
(Address)

Tucson, AZ 85716
(City/State/Zip)

520-373-6522
(Area Code/Telephone Number)

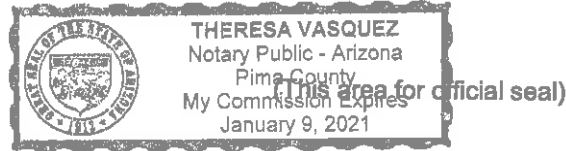
ARIZONA
STATE OF ~~CALIFORNIA~~)ss.
COUNTY OF Pima

On 3 April 2018, before me, Theresa Vasquez, personally appeared Melissa Busigin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Theresa Vasquez
(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)

Michael Haney, VP of Heirfinders Research Associates LLC
(Name Printed)

5042 Wilshire Blvd Ste 622
(Address)

Los Angeles, CA 90036
(City/State/Zip)

STATE OF CALIFORNIA)ss.
COUNTY OF _____

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Haney, 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)

See Attached

ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

On June 14, 2018 before me, Luz M. Catalan, Notary Public
(insert name and title of the officer)

personally appeared Michael Haney
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~-
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

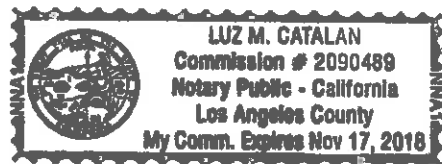
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Description of Attached document:

Title or Type of Document: ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

Document Date: June 14, 2018

ASSESSMENT NUMBER: 693083037

DECLARATION OF ONE AND THE SAME PERSON(S)

I, Melissa Busigin, do hereby declare:

1. I am over the age of 18 and a resident of Pima County, AZ. 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 Melissa Alverna Busigin as noted on my identification card.
3. I am one and the same person as Melissa A. Busigin.
4. I am the granddaughter to Nicholas Busigin, who passed away on 1/20/1988.
5. I am the granddaughter to Helen Busigin, who is one and the same person as Helen Emma Busigin and Helen E. Busigin and Helen Emma Gerlach and Helen E. Gerlach, who passed away on 3/14/2000.
6. Nicholas and Helen Busigin are one and the same people who are named in the Riverside, Ca County Deed dated 5/14/1965 whereby they acquired joint title to Riverside, Ca Assessor's Parcel Number 693083037.
7. Nicholas and Helen Busigin are one and the same people listed at the mailing address 73410 OJAI PL, THOUSAND PLMS, CA 92276.
8. I am one and the same person who assigned to Heirfinders Research Associates, LLC my share of the excess proceeds for RIVERSIDE, CA Assessor's Parcel Number 693083037.

I declare under penalty of perjury that the foregoing is true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of April, 2018.

Melissa Busigin
Melissa Busigin

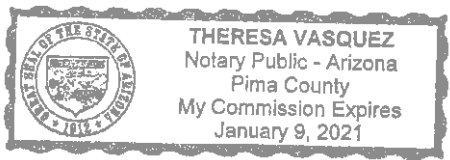
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of

State of ~~California~~ ^{TV} Arizona
County of Pima

On April 3, 2018 before me, Melissa Busigin, personally appeared Melissa Busigin 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.
Theresa Vasquez
(notary's signature)



55894

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Mr. and Mrs. Nicholas Busigin

6207 McNeese

Whittier, California

RECEIVED FOR RECORD

MAY 14 1965

AT 9:00 O'CLOCK A.M.

At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

Recorded in Official Records
of Riverside County, California

W. W. Doherty

FEES \$2.25

SPACE ABOVE THIS LINE FOR RECORDING USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

CORPORATION GRANT DEED

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

MOBILIFE OF CALIFORNIA, INC.,

a corporation organized under the laws of the State of California

, does hereby

GRANT to

NICHOLAS BUSIGIN and HELEN BUSIGIN, husband and wife as Joint Tenants

the real property in the

County of **Riverside**

State of California, described as:

Lot 190 of Tract 2462, as shown by map on file in Book 45 pages 24 to 33, inclusive, of Maps, Records of Riverside County, California.

This conveyance is made and accepted and said property is hereby granted subject to those certain covenants, conditions and restrictions and with the reservation of easements contained in that certain Declaration of Restrictions executed by Mobilife of California, Inc., a California corporation, recorded November 16, 1952 as Instrument No. 105770 and re-recorded November 23, 1952 as Instrument No. 107031, respectively, in the office of the County Recorder of Riverside County, California, all of which by this reference thereto are hereby expressly incorporated in and made a part hereof, as though fully set forth herein.

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President and Vice President ~~Secretary~~ thereunto duly authorized.

Dated: May 13, 1965

MOBILIFE OF CALIFORNIA, INC.,

By: First American Title Company of Riverside, Attorney-in-fact

STATE OF CALIFORNIA
COUNTY OF

(Seal)

before me, the undersigned, a Notary Public in and for said County and State, personally appeared

By: [Signature] Vice President

By: [Signature] ~~Secretary~~
Vice President

known to me to be the _____ President, and

known to me to be the _____ Secretary of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Seal)

Notary Public in and for said County and State.

Order No. 1400924

Escrow or Loan No. 331-2935

1400924-A

State of California
County of Riverside

55894

On this 13th day of May, in the year 1961, before me the undersigned, personally appeared Harry L. Paulsen, known to me to be the Vice-President and John D. Lewis, known to me to be the Vice-President and known to me to be the persons who executed the within instrument on behalf of said First American Title Company of Riverside, the corporation that executed and whose name is subscribed to the within instrument as the attorney-in-fact of Mobilife of California, Inc., and acknowledged to me that they subscribed the name of Mobilife of California, Inc., thereto as principal and the name of First American Title Company of Riverside as attorney-in-fact of said Mobilife of California, Inc., and that said First American Title Company of Riverside executed the same as such attorney-in-fact.

Witness my hand and official seal

Judith K. Miller
Notary Public in and for said County and State
My Commission Expires Aug. 22, 1966



End Recorded Document - W.D. Babish, County Recorder

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

RECEIVED
2018 FEB 14 AM 4:33
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 528 Assessment Number: 693083037-5

Assessee: BUSIGIN NICHOLAS ESTATE OF

Situs: 73410 OJAI PL THOUSAND PALMS 92276

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,793.66 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. 2013-0170831; recorded on 4/11/2013. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Notice of Delinquent Assessment dated 4/11/2013
Current Accounting Statement

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 18th day of January, 2018 at Orange, California
County, State

Tracy E. Hinghoff
Signature of Claimant

Signature of Claimant

Tracy E. Hinghoff
Print Name

Print Name

30011 Ivy Glenn #121
Street Address

Street Address

Orange, CA 92677
City, State, Zip

City, State, Zip

(949) 363-5573
Phone Number

Phone Number

April 14, 2021

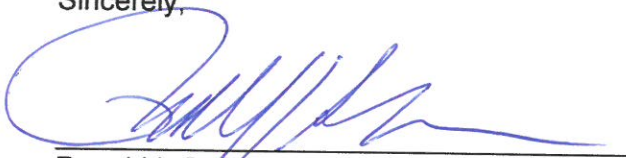
Don Kent, Treasurer-Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Tax Sale Operations

As per your request, please find the notarized Appointments of Tracy Ettinghoff, Esq. (Law Office of Tracy Ettinghoff) by the Club at Shenandoah Springs Village, Inc. to act on its behalf attached hereto for the following four properties:

1. 73410 Ojai Pl. Thousand Palms, CA APN 693-083-037-5
Date Sold 5/02/2017
2. 32901 Westchester Dr. Thousand Palms, CA APN 693-101-012-7
Date Sold 5/02/2017
3. 73566 Black Eagle Dr. Thousand Palms, CA. APN 693-131-010-8
Date Sold 5/02/2017
4. 32780 Boca Raton Dr. Thousand Palms, CA APN 693-102-024-1
Date Sold 5/02/2017

Thank you,

Sincerely,



Ronald I. Safren
President
The Club at Shenandoah Springs Village, Inc

**The Club at Shenandoah Springs
10573 West Pico Blvd. Suite 1800
Los Angeles, CA 90024**

April 8, 2021

Don Kent, Treasurer-Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Tax Sale Operations

Re: 73410 Ojai Pl. Thousand Palms, CA
APN: 693083037-5
Date Sold 5/2/2017
TC: 209 Item 528

To Tax Collector:

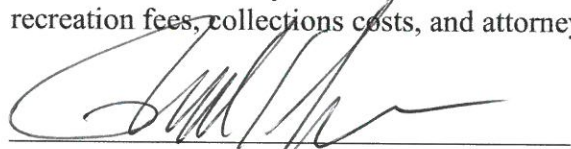
As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, on behalf of The Club at Shenandoah Springs do hereby appoint:

Tracy Ettinghoff, Esq. (Law Office of Tracy Ettinghoff)
30011 Ivy Glenn, Suite 121
Laguna Niguel, CA 92677
(949)363-5573
te@ettinghoff.com

As my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 693083037-5 sold at public auction on May 2, 2017. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

UPDATED STATEMENT OF MONIES OWED AS OF DATE OF TAX SALE

The amount of money owed as of the date of the tax sale was \$10,793.66 including past due recreation fees, collections costs, and attorney's fees.



Ronald Safren, President

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.

ACKNOWLEDGMENT

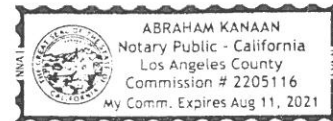
State of California
County of Los Angeles

On April 13 - 2021 before me, Abraham Kanaan Notary Public personally appeared Ronald Safren 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 they ~~he~~ executed the same in their ^{his} authorized capacity(ies), and that by their ^{his} 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 _____ (Seal)



Law Office of Tracy Ettinghoff

30011 Ivy Glenn

Suite 121

Laguna Niguel, CA 92677

Statement

DATE

1/18/2018

TO:

Nicholas Busigin ~ Undeliverable
 Helen Busigin
 73410 Ojai Place
 Thousand Palms, CA 92276

AMOUNT DUE

\$10,793.66

Account #

LIEN RECORDED

DATE	TRANSACTION	AMOUNT	BALANCE
10/31/2012	Balance forward		0.00
11/01/2012	Busigin, Nicholas- Balance	5,611.71	5,611.71
11/15/2012	Sec. 1367 Notice	125.00	5,736.71
11/15/2012	Title Company Report	125.00	5,861.71
12/01/2012	Monthly Assessment	153.07	6,014.78
12/01/2012	Attorney Review & Correspondence to Client	25.00	6,039.78
12/17/2012	Prepare Notice of Delinquent Assessment, Ltr & Release	415.00	6,454.78
12/17/2012	Recording Fee	45.00	6,499.78
01/01/2013	Monthly Assessment	153.07	6,652.85
01/01/2013	Attorney Review & Correspondence to Client	25.00	6,677.85
02/01/2013	Monthly Assessment	153.07	6,830.92
02/01/2013	Attorney Review & Correspondence to Client	25.00	6,855.92
03/01/2013	Monthly Assessment	153.07	7,008.99
03/01/2013	Attorney Review & Correspondence to Client	25.00	7,033.99
04/01/2013	Monthly Assessment	153.07	7,187.06
04/01/2013	Attorney Review & Correspondence to Client	25.00	7,212.06
05/01/2013	Attorney Review & Correspondence to Client	25.00	7,237.06
05/01/2013	Monthly Assessment	153.07	7,390.13
06/01/2013	Attorney Review & Correspondence to Client	25.00	7,415.13
06/01/2013	Monthly Assessment	153.07	7,568.20
07/01/2013	Attorney Review & Correspondence to Client	25.00	7,593.20
07/01/2013	Monthly Assessment	153.07	7,746.27
08/01/2013	Attorney Review & Correspondence to Client	25.00	7,771.27
08/01/2013	Monthly Assessment	153.07	7,924.34
09/01/2013	Attorney Review & Correspondence to Client	25.00	7,949.34
09/01/2013	Monthly Assessment	153.07	8,102.41
10/01/2013	Attorney Review & Correspondence to Client	25.00	8,127.41
10/01/2013	Monthly Assessment	153.07	8,280.48
11/01/2013	Attorney Review & Correspondence to Client	25.00	8,305.48
11/01/2013	Monthly Assessment	153.07	8,458.55
12/01/2013	Attorney Review & Correspondence to Client	25.00	8,483.55
12/01/2013	Monthly Assessment	153.07	8,636.62

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US AT (949) 363-5573. ALL CHECKS MUST BE MADE PAYABLE TO TRACY ETTINGHOFF AND SENT TO THE ADDRESS ABOVE.

AMOUNT DUE

\$10,793.66

Law Office of Tracy Ettinghoff

30011 Ivy Glenn

Suite 121

Laguna Niguel, CA 92677

Statement

DATE
1/18/2018

TO:
Nicholas Busigin ~ Undeliverable Helen Busigin 73410 Ojai Place Thousand Palms, CA 92276

AMOUNT DUE
\$10,793.66

Account #	LIEN RECORDED

DATE	TRANSACTION	AMOUNT	BALANCE
01/01/2014	Attorney Review & Correspondence to Client	25.00	8,661.62
01/01/2014	Monthly Assessment	155.34	8,816.96
02/01/2014	Monthly Assessment	155.34	8,972.30
02/01/2014	Attorney Review & Correspondence to Client	25.00	8,997.30
03/01/2014	Monthly Assessment	155.34	9,152.64
03/01/2014	Attorney Review & Correspondence to Client	25.00	9,177.64
04/01/2014	Monthly Assessment	155.34	9,332.98
04/01/2014	Attorney Review & Correspondence to Client	25.00	9,357.98
05/01/2014	Monthly Assessment	155.34	9,513.32
05/01/2014	Attorney Review & Correspondence to Client	25.00	9,538.32
06/01/2014	Monthly Assessment	155.34	9,693.66
06/01/2014	Attorney Review & Correspondence to Client	25.00	9,718.66
07/01/2014	Attorney Review & Correspondence to Client	25.00	9,743.66
08/01/2014	Attorney Review & Correspondence to Client	25.00	9,768.66
09/01/2014	Attorney Review & Correspondence to Client	25.00	9,793.66
10/01/2014	Attorney Review & Correspondence to Client	25.00	9,818.66
11/01/2014	Attorney Review & Correspondence to Client	25.00	9,843.66
12/01/2014	Attorney Review & Correspondence to Client	25.00	9,868.66
01/01/2015	Attorney Review & Correspondence to Client	25.00	9,893.66
02/01/2015	Attorney Review & Correspondence to Client	25.00	9,918.66
03/01/2015	Attorney Review & Correspondence to Client	25.00	9,943.66
04/01/2015	Attorney Review & Correspondence to Client	25.00	9,968.66
05/01/2015	Attorney Review & Correspondence to Client	25.00	9,993.66
06/01/2015	Attorney Review & Correspondence to Client	25.00	10,018.66
07/01/2015	Attorney Review & Correspondence to Client	25.00	10,043.66
08/01/2015	Attorney Review & Correspondence to Client	25.00	10,068.66
09/01/2015	Attorney Review & Correspondence to Client	25.00	10,093.66
10/01/2015	Attorney Review & Correspondence to Client	25.00	10,118.66
11/01/2015	Attorney Review & Correspondence to Client	25.00	10,143.66
12/01/2015	Attorney Review & Correspondence to Client	25.00	10,168.66
01/01/2016	Attorney Review & Correspondence to Client	25.00	10,193.66
02/01/2016	Attorney Review & Correspondence to Client	25.00	10,218.66
03/01/2016	Attorney Review & Correspondence to Client	25.00	10,243.66
04/01/2016	Attorney Review & Correspondence to Client	25.00	10,268.66

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US AT (949) 363-5573. ALL CHECKS MUST BE MADE PAYABLE TO TRACY ETTINGHOFF AND SENT TO THE ADDRESS ABOVE.

AMOUNT DUE
\$10,793.66

Law Office of Tracy Ettinghoff
 30011 Ivy Glenn
 Suite 121
 Laguna Niguel, CA 92677

Statement

DATE
1/18/2018

TO:
Nicholas Busigin ~ Undeliverable Helen Busigin 73410 Ojai Place Thousand Palms, CA 92276

AMOUNT DUE
\$10,793.66

Account #	LIEN RECORDED

DATE	TRANSACTION	AMOUNT	BALANCE
05/01/2016	Attorney Review & Correspondence to Client	25.00	10,293.66
06/01/2016	Attorney Review & Correspondence to Client	25.00	10,318.66
07/01/2016	Attorney Review & Correspondence to Client	25.00	10,343.66
08/01/2016	Attorney Review & Correspondence to Client	25.00	10,368.66
09/01/2016	Attorney Review & Correspondence to Client	25.00	10,393.66
10/01/2016	Attorney Review & Correspondence to Client	25.00	10,418.66
11/01/2016	Attorney Review & Correspondence to Client	25.00	10,443.66
12/01/2016	Attorney Review & Correspondence to Client	25.00	10,468.66
01/01/2017	Attorney Review & Correspondence to Client	25.00	10,493.66
02/01/2017	Attorney Review & Correspondence to Client	25.00	10,518.66
03/01/2017	Attorney Review & Correspondence to Client	25.00	10,543.66
04/01/2017	Attorney Review & Correspondence to Client	25.00	10,568.66
05/01/2017	Attorney Review & Correspondence to Client	25.00	10,593.66
06/01/2017	Attorney Review & Correspondence to Client	25.00	10,618.66
07/01/2017	Attorney Review & Correspondence to Client	25.00	10,643.66
08/01/2017	Attorney Review & Correspondence to Client	25.00	10,668.66
09/01/2017	Attorney Review & Correspondence to Client	25.00	10,693.66
10/01/2017	Attorney Review & Correspondence to Client	25.00	10,718.66
11/01/2017	Attorney Review & Correspondence to Client	25.00	10,743.66
12/01/2017	Attorney Review & Correspondence to Client	25.00	10,768.66
01/01/2018	Attorney Review & Correspondence to Client	25.00	10,793.66

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US AT (949) 363-5573. ALL CHECKS MUST BE MADE PAYABLE TO TRACY ETTINGHOFF AND SENT TO THE ADDRESS ABOVE.

AMOUNT DUE
\$10,793.66

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

DOC # 2013-0170831

04/11/2013 08:00 AM Fees: \$21.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

AND WHEN RECORDED RETURN TO:

Tracy H. Ettinghoff
30011 Ivy Glenn Drive, #121
Laguna Niguel, CA 92677-5016

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LCWEATHERS

7/1/959.

THIS SPACE FOR RECORDER'S USE ONLY

NOTICE OF DELINQUENT ASSESSMENT

Effective on the date of recordation of this notice, THE CLUB AT SHENANDOAH SPRINGS has a lien on the property described below in Paragraph 1, in the amounts listed in Paragraph 3.

1. The property against which the lien is imposed is commonly referred to as 73410 Ojai Place, Thousand Palms, CA 92276 and more particularly described as:

SEE EXHIBIT ONE

2. The record owner(s) of the property described in Paragraph 1 is **Nicholas Busigin and Helen Busigin, husband and wife as Joint Tenants.**

3. The amounts due under this assessment lien are \$7,477.58.

a. Delinquent (regular, annual, special) assessments and late fees for the period from September 30, 2009 to April 8, 2013, in the amount of \$6,657.56.

b. Costs incurred in collecting the assessment in the following amounts:

(1)	Attorneys Fees (Lien)	\$415.00
	Attorneys Fees (\$1367.1 Notice)	125.00
	Title Search	125.00
(2)	Recording Fees	45.00
(3)	Certified Mail	10.00
(4)	Correspondence to Client	100.00
c.	Total Charges:	<u>\$820.00</u>

d. Interest on the total charges at an annual percentage rate of 12%, commencing on September 30, 2009.

RECORDING REQUESTED E

FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

4
AND WHEN RECORDED RETURN TO:

Tracy H. Ettinghoff
30011 Ivy Glenn Drive, #121
Laguna Niguel, CA 92677-5016

7/19/59

THIS SPACE FOR RECORDER'S USE ONLY

NOTICE OF DELINQUENT ASSESSMENT

Effective on the date of recordation of this notice, THE CLUB AT SHENANDOAH SPRINGS has a lien on the property described below in Paragraph 1, in the amounts listed in Paragraph 3.

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(3)	Certified Mail	10.00
(4)	Correspondence to Client	100.00
c.	Total Charges:	<u>\$820.00</u>

d. Interest on the total charges at an annual percentage rate of 12%, commencing on September 30, 2009.

4. The name and address of the trustee authorized to enforce the lien are:

Tracy Ettinghoff
Attorney at Law
30011 Ivy Glenn Drive, Suite 121
Laguna Niguel, CA 92677-5016

THE CLUB AT SHENANDOAH SPRINGS

Dated: April 8, 2013


____ Tracy H. Ettinghoff, Attorney

State of California
County of Orange

On 4/8/13, before me, Teresa Olvera, Notary Public, personally appeared Tracy Ettinghoff, 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.



Signature of Notary Public



EXHIBIT ONE

Lot 190 of Tract 2462, as shown by map on file in Book 45 pages 24 to 33, inclusive of Maps, Records of Riverside County, California.

This conveyance is made and accepted and said property is hereby granted subject to those certain covenants, conditions and restrictions and with the reservation of easements contained in that certain Declaration of Restrictions executed by Mobilife of California, Inc., a California corporation, recorded November 16, 1962 as Instrument No. 105770 and re-recorded November 23, 1962 as Instrument No. 107051, respectively, in the office of the Country Recorder of Riverside County, California, all of which by this refernece thereto are hereby expressly incorporated in and made a part hereof, as though fully set forth herein.

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

APRIL 29, 2022

TRACY ETTINGHOFF, ESQ.
C/O THE CLUB AT SHENANDOAH SI
30011 IVY GLENN #121
LAGUNA HILLS, CA 92677

Re: PIN: 693083037-5
TC 209 Items 528
Date of Sale: May 2, 2017

To Whom It May Concern:

This office is in receipt of your claims for

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X
1. Article Addressed to: TRACY ETTINGHOFF, ESQ. C/O THE CLUB AT SHENANDOAH SPRINGS VILLAGE, INC. 30011 IVY GLENN #121 LAGUNA HILLS, CA 92677	B. Received by (Printed Name) D. Is delivery address different? If YES, enter delivery address
 9590 9402 5872 0038 8055 87	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
2. Article Number (Transfer from service label) 7016 0340 0000 2072 6077	

PS Form 3811, July 2015 PSN 7530-02-000-9053

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

- Notarized Affidavit under CA Probate Code 13101
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent to Collect Excess Proceeds for
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate
- Copy of Birth Certificates for
- Copy of Marriage Certificate for

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

Please send in all original documents within 14 days (**May 13, 2022**) to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

Maricela Ambriz

Sr. Accounting Assistant
Tax Sale Operations/Excess Proceeds
PH: (951) 955-3940/Fax: (951) 955-3990

Ambriz, Maricela

From: Tracy Ettinghoff <te@ettinghoff.com>
Sent: Friday, April 29, 2022 2:42 PM
To: RCTTC Excess Proceeds
Subject: Re: EP 209-528, 530 & 532

Follow Up Flag: Follow up
Flag Status: Flagged

UPDATED STATEMENT OF MONIES OWED

(These figures have not changed)

TC 209

Item 528 = \$10,793.66

Item 530= \$8,916.38

Item 532 = \$10,954.63

Tracy Ettinghoff, Esq.
Law Office of Tracy Ettinghoff
30011 Ivy Glenn, Suite 121
Laguna Niguel, CA 92677
(949)363-5573 (office)
(949)338-0482 (cell)
(949)363-1306 Fax
te@ettinghoff.com
www.ettinghoff.com

On Fri, Apr 29, 2022 at 11:36 AM RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org> wrote:

Re: PINs: 693083037-5, 693102024-1 & 693131010-8

TC 209 Item 528, 530 & 532

Date of Sale: May 2, 2017

Good afternoon,

Thank you for your response, please be advised that each file undergoes an extensive review process prior to the submittal for external review, as well as being reviewed by the Board of Supervisors. Our office is diligently working to complete files from previous tax sales dated as far back as May 5, 2015. In order to push files to the next Reviewer, statements of monies owed must be recently timestamped (they have a one year timeframe). After quickly reviewing your file with a supervisor, you may submit an updated Statement of Monies Owed via email or mail (does not have to be notarized) listing each item and amounts still owing. Please submit this to our office no later than **May 13, 2022**.

Regards,