

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



**ITEM: 19.19  
(ID # 12502)**

**MEETING DATE:**  
Tuesday, April 18, 2023

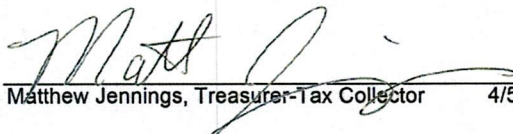
**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 87. Last assessed to: Greg O. Vargas, a married man as his sole and separate property. District 1. [\$0]

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

1. Deny the claim from Anita Jones Brown for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 310042023-7;
2. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$6,203.20 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:Policy**


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

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**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**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	22/23

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the 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.

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 assessees through the County's Property Tax System for any additional addresses.
3. Used Accurant (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



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

of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on June 21, 2017.

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

1. Claim from Anita Jones Brown based on a Grant Deed recorded March 8, 2007 as Instrument No. 2007-0158878.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Anita Jones Brown be denied since claimant was a previous assessee on the property but did not hold title at the time of sale. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$6,203.20 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**

Excess proceeds will be transferred to the County General Fund.

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

**ATTACHMENT A. Claim Brown**

  
Stephanie Powell, Principal Management Analyst 4/10/2023

  
Ronak Patel, Deputy County Counsel 3/2/2023

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 JUN 18 PM 2:05

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 209 Item 87 Assessment Number: 310042023-7

Assessee: VARGAS, GREG O

Situs: 210 E 5TH ST PERRIS 92570

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 \$ \_\_\_\_\_ from the sale of the above mentioned real property. I/We were the  lienholder(s),  <sup>owner(s)</sup> 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. 2007-0158870; recorded on 3/8/2007. 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

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 11 day of June, 2018 at Austin Texas  
County, State

Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Apita Jones Brown

P.O. Box 621

Sun City, CA 92586

951 672-4466

DOC # 2007-0158878

03/08/2007 08:00A Fee:13.00

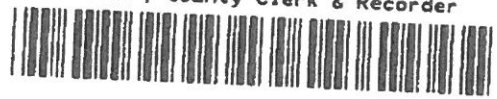
Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY  
OLD REPUBLIC TITLE CO. - RIV

AND WHEN RECORDED MAIL TO:

Greg O. Vargas  
1096 Navajo Road  
Perris, CA 92570-1732

ORDER NO. 2807022167

TRA  
APN

TR:008  
D.T.T-#275.00

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2nd APN NU			TRA OK J-LW			(B7)			

GRANT DEED  
TITLE OF DOCUMENT

(B) T  
037

**THIS AREA FOR  
RECORDER'S  
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

GREG O. VARGAS  
1096 Navajo Road  
Perris, Ca. 92570-1732

THIS SPACE FOR RECORDER'S USE ONLY

TRA 008-029

APN 310-042-023 + 024

# GRANT DEED

ASSESSOR'S PARCEL NO.:  
TITLE ORDER NO.: ~~13218~~  
ESCROW NO.: 13218-B

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:  
\$ 275.00 County City  
 computed on the full value of the interest of property conveyed, or  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.  
 OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Anita L. Jones as Trustee of The Anita L. Jones Family Trust dated August 15, 2005 and Viola Freeman

hereby GRANT(S) to  
GREG O. VARGAS, A Married Man as His Sole and Separate Property.

all that real property situated in the <sup>City of</sup> ~~Unincorporated area of~~ PERRIS, County of RIVERSIDE, State of CA, described as:

LOTS 23 AND 24 IN BLOCK 5 OF CARPENTER'S ADDITION TO PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 244, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. THIS DEED IS BEING EXECUTED IN COUNTERPARTS

Dated January 31, 2006

State of California  
County of Riverside  
On January 31, 2006 <sup>an notary public</sup>  
Before me Laurie L. Buchanan the undersigned notary public  
Personally appeared  
Anita L. Jones

Anita L. Jones as Trustee of The Anita L. Jones Family Trust dated August 15, 2005

By [Signature]  
ANITA L. JONES, TRUSTEE

Signed in counterpart  
Viola Freeman

Personally known to me (or provided 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) and the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Laurie L. Buchanan  
Signature



MAIL TAX STATEMENTS TO:  
GREG O. VARGAS  
1096 Navajo Road  
Perris, CA. 92570-1732

(This area for official notary seal)

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

GREG O. VARGAS  
1096 Navajo Road  
Perris, Ca. 92570-1732

THIS SPACE FOR RECORDER'S USE ONLY

TRA 008-029

APN - 310-042-023+024

# GRANT DEED

ASSESSOR'S PARCEL NO.:  
TITLE ORDER NO.: 13218  
ESCROW NO.: 13218-B

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:

\$ \_\_\_\_\_ County City

XX computed on the full value of the interest of property conveyed, or

\_\_\_\_\_ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

\_\_\_\_\_ OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Anita L. Jones as Trustee of The Anita L. Jones Family Trust dated August 15, 2005 and Viola Freeman**

hereby GRANT(S) to

**GREG O. VARGAS , A Married Man as His Sole and Separate Property**

all that real property situated in the <sup>City of</sup> ~~Unincorporated area~~ of PERRIS, County of RIVERSIDE, State of CA, described as:

**LOTS 23 AND 24 IN BLOCK 5 OF CARPENTER'S ADDITION TO PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 244, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. THIS DEED IS BEING EXECUTED IN COUNTERPARTS**

Dated January 31, 2006

State of ~~California~~ Alabama }

County of Jefferson }

On 2/8/2006

Before me Helen M. Crenshaw <sup>- notary public</sup> the undersigned notary public

Personally appeared Viola Freeman

Anita L. Jones as Trustee of The Anita L. Jones  
Family Trust dated August 15, 2005

By: Signed in counterpart  
ANITA L. JONES, TRUSTEE

Viola Freeman  
Viola Freeman

Personally known to me (or provided 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

Helen M. Crenshaw  
Signature

MAIL TAX STATEMENTS TO:  
GREG O. VARGAS  
1096 Navajo Road  
Perris, Ca. 92570



COUNTY OF RIVERSIDE

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR



May 04, 2020

Anita Jones Brown  
P.O. Box 621  
Sun City, CA 92586

Re: APN: 310042023-7  
TC 209 Item 87  
Date of Sale: May 02, 2017

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your connection to the property. Please send in any documentation that specifically connects you to the above mentioned parcel. This could be a copy of the tax bill you received, a copy of a payment that you made or even a notarized statement that you are one and the same person who took title with a specific document number.

Please send in all documents within 30 days (**June 04, 2020**). If you should have any questions, please contact me at the number listed below.

Sincerely,

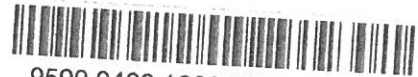
Sincerely,

*Miriam C. Marquez*  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds  
Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:  
EP 209 Item 87  
Anita Jones Brown  
P.O. Box 621  
Sun City, CA 92586



9590 9402 1680 6053 9850 61

2. Article Number (Transfer from service label)

7002 0510 0004 1157 7671

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

COMP

A. Sig

X

B. Rec

D. Is de  
If YE

3. Service

- Adult Sign
- Adult Sign
- Certified M
- Collect on
- Collect on
- Insured Me
- Insured Me (over \$500)

County of Riverside, Treasurer-Tax Collector

\*\*\*\*\*

4080 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (951) 955-3900 \* 1 (877) 748-2689 \* FAX (951) 955-3923



COUNTY OF RIVERSIDE

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR



MATTHEW JENNINGS  
ASSISTANT TREASURER-TAX COLLECTOR  
GIOVANE PIZANO  
CHIEF INVESTMENT MANAGER

July 8, 2020

# Final Notice

Anita Jones Brown  
P.O. Box 621  
Sun City, CA 92586

Re: APN: 310042023-7  
TC 209 Item 87  
Date of Sale: May 02, 2017


To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your connection to the property. Please send in any documentation that specifically connects you to the above mentioned parcel. This could be a copy of the tax bill you received, a copy of a payment that you made or even a notarized statement that you are one and the same person who took title with a specific document number.

Please send in all documents within 30 days (**August 8, 2020**). If you should have any questions, please contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds  
  
Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION		COMPLET
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signatur <b>X</b>
1. Article Addressed to:		B. Receiver
EP 209 Item 87 Anita Jones Brown P.O. Box 621 Sun City, CA 92586		D. Is deliver If YES, e
 9590 9402 1680 6053 9855 59		3. Service Typ <input type="checkbox"/> Adult Signatur <input type="checkbox"/> Adult Signatur <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Collect on Deli <input type="checkbox"/> Collect on Deli <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail R (over \$500)
2. Article Number (Transfer from service label)		
7002 0510 0004 1157 1945		
PS Form 3811, July 2015 PSN 7530-02-000-9053		

County of Riverside, Treasurer-Tax Collector