

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



ITEM: 19.21
(ID # 12536)

MEETING DATE:
Tuesday, April 18, 2023

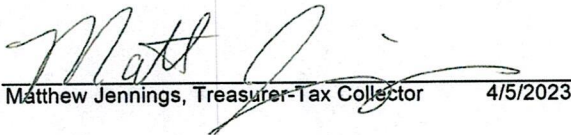
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 350. Last assessed to: Martin Zamorez and Mary Zamorez, husband and wife as joint tenants. District 5. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Lake Hemet Municipal Water District for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 549242018-5;
2. Deny the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 549242018-5
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$33,411.14 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

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	\$ 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 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 two claims for excess proceeds:

1. Claim from Lake Hemet Municipal Water District based on a Statement of Lien recorded October 9, 2012 as Instrument No. 2012-0480940 and a Release of Lien recorded August 31, 2018 as Instrument No. 2018-0353062.
2. Claim from the County of Riverside, Code Enforcement Department based on Notices of Pendency of Administrative Proceedings recorded April 21, 2015 as Instrument No. 2015-0159978, July 24, 2015 as Instrument No. 2015-0328752, and July 24, 2015 as Instrument No. 2015-0328754, and Releases of Notice of Pendency of Administrative Proceedings recorded November 30, 2018 as Instrument No. 2018-0467827, November 30, 2018 as Instrument No. 2018-0467832, and November 30, 2018 as Instrument No. 2018-0467626.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claims from Lake Hemet Municipal Water District and the County of Riverside, Code Enforcement Department be denied since the liens have since been satisfied. Since there are no other claimants the unclaimed excess proceeds in the amount of \$33,411.14 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 claimants 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 LakeHemet

ATTACHMENT B. Claim Code


Stephanie Perez, Principal Management Analyst 4/10/2023


Ronak Patel, Deputy County Counsel 3/20/2023

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

RECEIVED
2018 JUN 21 AM 11:52
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 350 Assessment No.: 549242018-5

Assessee: ZAMOREZ, MARTIN & MARY

Situs: 25309 STEPHVON WAY HEMET 92544

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 \$ 4,277.74 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. see below; recorded on see below. 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.

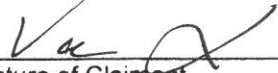
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

See enclosed documentations for back-up.
Doc # 2015-0159978, 04/21/2015
Doc # 2015-0328752, 07/24/2015

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 19 day of June, 2018 at Riverside, CA
County, State


Signature of Claimant

Signature of Claimant

Valerie Lam
Print Name

Print Name

4080 Lemon St. 14th floor
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

(951) 955-1836
Phone Number

Phone Number

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

DOC # 2015-0159978
04/21/2015 11:38A Fee:NC
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder



(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:

MARTIN ZAMOREZ / MARY ZAMOREZ)
and DOES I through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 25309 STEPHVON WAY, HEMET CA, 92544
PARCEL #: 549-242-018
LEGAL DESCRIPTION: 0.16 acres in LOT 5 of TR 4500, recorded in MB 83 page 3



VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541), 17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Mary Ortiz
Mary Ortiz, Code Enforcement Department

549-242-018

ACKNOWLEDGEMENT

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 Riverside)

On 03-30-2015 before me, Elizabeth B. Ross, Notary Public, personally appeared Mary Ortiz 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.

Commission #:2015670 Expires: March 28, 2017



Signature: Elizabeth B. Ross (Seal)

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

2015-0328752

07/24/2015 12:14 PM Fee: \$ 0.00

Page 1 of 2

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



411

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
MARTIN ZAMOREZ / MARY ZAMOREZ - ESTATE)
and DOES I through X, Owners)

Case #

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ADDRESS: 25309 STEPHVON WAY, HEMET CA, 92544
PARCEL #: 549-242-018
LEGAL DESCRIPTION: 0.16 acres in LOT 5 of TR 4500, recorded in MB 83 page 3

VIOLATION(S): Riverside County Code (Ordinance) 15.48.040 (Ord. 457) Substandard Mobile Home, that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Mary Ortiz
Mary Ortiz, Code Enforcement Department

549-242-018

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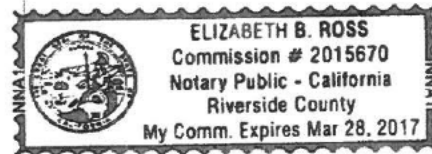
State of California)
County of Riverside)

On 07.14.2015 before me, Elizabeth B. Ross, Notary Public, personally appeared Mary Ortiz 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.

Commission #:2015670 Expires: March 28, 2017



Signature: Elizabeth B. Ross (Seal)

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

2015-0328754

07/24/2015 12:14 PM Fee: \$ 0.00

Page 1 of 2

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



411
(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
MARTIN ZAMOREZ / MARY ZAMOREZ - ESTATE)
and DOES I through X, Owners)

Case #:

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ADDRESS: 25309 STEPHVON WAY, HEMET CA, 92544
PARCEL #: 549-242-018
LEGAL DESCRIPTION: 0.16 acres in LOT 5 of TR 4500, recorded in MB 83 page 3

VIOLATION(S): Riverside County Code (RCO) 8.120.010 (RCC 541) described as accumulated rubbish; RCC 17.12.040 (RCO 348) described as excess outside storage; and that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Mary Ortiz
Mary Ortiz, Code Enforcement Department

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS
PAGE TWO

549-242-018

ACKNOWLEDGEMENT

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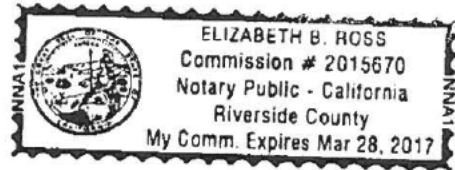
State of California)
County of Riverside)

On 07-14-2015 before me, Elizabeth B. Ross, Notary Public, personally appeared Mary Ortiz 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.

Commission #:2015670 Expires: March 28, 2017



Signature: Elizabeth B. Ross (Seal)

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

2018-0467626

11/30/2018 08:57 AM Fee: \$ 8.00

Page 1 of 1

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



127

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
4080 Lemon Street, 14th Floor
Riverside, California 92501
Mail Stop #1083

(space for recorder's use)

Exemption from Recording Fee Requested - Pursuant to Government Code Section 6103

RELEASE OF NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

PARCEL #: 549-242-018
OWNER OF RECORD: MARTIN ZAMOREZ / MARY ZAMOREZ - ESTATE
SITUS ADDRESS: 25309 STEPHVON WAY, HEMET, CA 92544
LEGAL DESCRIPTION: .16 ACRES IN LOT 5 OF TR 4500, RECORDED IN MB 83 PAGE 3
CASE NUMBER:
INSTRUMENT NUMBER: 2015-0328754

The NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS recorded against the above-mentioned property is hereby fully released by the County of Riverside.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: *Nelly Solis*
Nelly Solis, Code Enforcement Department

ACKNOWLEDGEMENT

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 Riverside)

On 11/2/18 before me, Dawn Burnett, Notary Public, personally appeared Nelly Solis 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: *Dawn Burnett* (Seal)



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
4080 Lemon Street, 14th Floor
Riverside, California 92501
Mail Stop #1083

2018-0467827

11/30/2018 09:31 AM Fee: \$ 8.00

Page 1 of 1

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



107

(space for recorder's use)

Exemption from Recording Fee Requested - Pursuant to Government Code Section 6103

RELEASE OF NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

PARCEL #: 549-242-018
OWNER OF RECORD: MARTIN ZAMOREZ / MARY ZAMOREZ
SITUS ADDRESS: 25309 STEPHVON WAY, HEMET, CA 92544
LEGAL DESCRIPTION: .16 ACRES IN LOT 5 OF TR 4500, RECORDED IN MB 83 PAGE 3
CASE NUMBER:
INSTRUMENT NUMBER: 2015-0159978

The NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS recorded against the above-mentioned property is hereby fully released by the County of Riverside.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: *Nelly Solis*
Nelly Solis, Code Enforcement Department

ACKNOWLEDGEMENT

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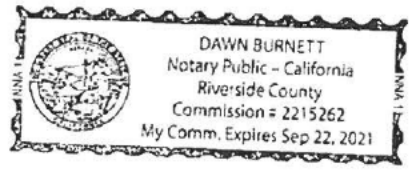
State of California)
County of Riverside)

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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: *Dawn Burnett* (Seal)



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

2018-0467832

11/30/2018 09:31 AM Fee: \$ 8.00

Page 1 of 1

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



127

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
4080 Lemon Street, 14th Floor
Riverside, California 92501
Mail Stop #1083

(space for recorder's use)

Exemption from Recording Fee Requested - Pursuant to Government Code Section 6103

RELEASE OF NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

PARCEL #: 549-242-018
OWNER OF RECORD: MARTIN ZAMOREZ / MARY ZAMOREZ - ESTATE
SITUS ADDRESS: 25309 STEPHVON WAY, HEMET, CA 92544
LEGAL DESCRIPTION: .16 ACRES IN LOT 5 OF TR 4500, RECORDED IN MB 83 PAGE 3
CASE NUMBER:
INSTRUMENT NUMBER: 2015-0328752

The NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS recorded against the above-mentioned property is hereby fully released by the County of Riverside.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: *Nelly Solis*
Nelly Solis, Code Enforcement Department

ACKNOWLEDGEMENT

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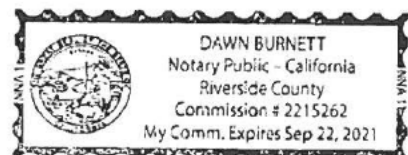
State of California)
County of Riverside)

On 11/2/18 before me, Dawn Burnett, Notary Public, personally appeared Nelly Solis 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: *Dawn Burnett* (Seal)



TC 209 Item 350

Marquez, Miriam C.

From: Cerezo, Maria Bella T.
Sent: Thursday, October 4, 2018 2:17 PM
To: Romero, Jennifer
Cc: Marquez, Miriam C.; Lam, Valerie; Solis, Nelly
Subject: RE: EP Claim for APN 549-242-018

Importance: High

Hi Jennifer,

Please cancel/void the Code Enforcement EP claim for 549-242-018, total costs of the claim was paid in full by a Title company as of 09/06/2018.

Thank you,

Maria Bella (MaBel) Cerezo
County of Riverside, TLMA-Admin/Fiscal
PH#: (951) 955-0537
MS#: 1083
Email: mcerezo@rivco.org

How are we doing? Click the Link and tell us

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2017 AUG -1 PM 2:30

TC 209 Item 350 Assessment Number: 549242018-5

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Assessee: ZAMOREZ, MARTIN & MARY

Situs: 25309 STEPHVON WAY HEMET 92544

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 \$ 772.93 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. 0480940; recorded on 10/9/2012. 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.

account #	6-12-22-1	CB	\$181.50 + lien fee \$40.00	<u>\$221.50</u>
"	6-12-22-2	CB	<u>\$258.39</u>	
"	6-12-22-3	CB	<u>268.04</u>	
"	6-12-22-4	Damages	<u>25.00</u>	

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 27 day of July, 2017 at Riverside, CA
Lake Hemet Munic. Water District County, State

Jeanne Baker, Admin Asst.
Signature of Claimant

Signature of Claimant

Jeanne Baker
Print Name

Print Name

26385 Fairview Ave.
Street Address

Street Address

Hemet, CA 92544
City, State, Zip

City, State, Zip

951 658-3241
Phone Number

Phone Number

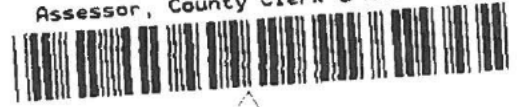
DOC # 2012-0480940

10/09/2012 01:00P Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



Please Record And Return To:
Lake Hemet Municipal Water District
P.O. Box 5039
Hemet, CA 92544-0039

In the Matter of the Lien of
Lake Hemet Municipal Water District
Upon the Real Property of:

NAME: ZAMOREZ, Martin and Mary
ADDRESS: 25309 Stephvon Way
CITY, STATE: Hemet, CA 92544


◆ STATEMENT OF LIEN ◆

This is to certify, pursuant to Water Code Section 72102, that Lake Hemet Municipal Water District claims a lien upon all real property owned by the following named person within Riverside County, for delinquent charges, penalty and interest, in the amounts hereinafter set forth:

NAME: ZAMOREZ, Martin and Mary
ADDRESS: 25309 Stephvon Way
Hemet, CA 92544

Amount of Delinquency: \$707.93
Late Penalty: \$ -0-
Processing fee: \$ 40.00
Total: \$747.93 plus clsg bill

I certify that the foregoing is true and correct.


Jeannie Baker, Administrative Assistant
Lake Hemet Municipal Water District

Document Date: October 2, 2012
Account No:



COPY

UNFILED

FNTCC

In the Matter of the Lien of
Lake Hemet Municipal Water District
P O Box 5039
Hemet, CA 92544-0039

DOC # 2018-0353062
08/31/2018 04:58 PM Fees: \$8.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

When recorded mail to:

Martierra Escrow
2191 Fifth St., Ste. 107-A
Norco, CA 92860
Attn: Anna Rodriguez/Jazmin Torres

5756802

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA VICTORIA #411

Exempt from fee per GC 27388.1 (a)
(2); recorded concurrently in
connection with a transfer subject to
the imposition of documentary
transfer tax

◆ RELEASE OF LIEN ◆

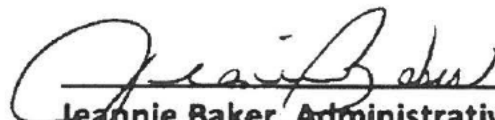
The undersigned hereby certifies pursuant to Water Code Section 72102,
that the following described lien has been satisfied in full:

Document No: 2012-0480940
Recordation Date: October 9, 2012
County of Riverside, California

Name: ZAMOREZ, Martin and Mary
Mailing Address: 25309 Stephvon Way
Hemet, CA 92544

NATURE OF DELINQUENCY: 25309 Stephvon Way, Hemet, CA 92544
LHMWD Acct. No:

I certify that the foregoing is true and correct.



Jeannie Baker, Administrative Asst.
Lake Hemet Municipal Water District

Document Date: July 26, 2018

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 Riverside

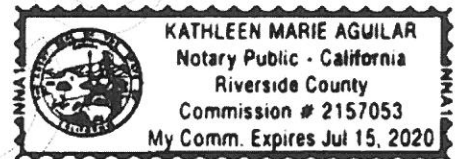
On July 26, 2018 before me, Kathleen M. Aguilar, Notary Public,
personally appeared Jeannie Baker,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
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 Kathleen Aguilar

(Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Release of Lien

Document Date: July 26, 2018

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jeannie Baker

- Individual
- Corporate Officer - Title(s): Ad. Ast.
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Right Thumbprint
of Signer

Signer is Representing:

Signer's Name: _____

- Individual
- Corporate Officer - Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Right Thumbprint
of Signer

Signer is Representing:

Marquez, Miriam C.

From: Jeannie Baker <JBaker@lhmwd.org>
Sent: Tuesday, May 5, 2020 10:35 AM
To: Marquez, Miriam C.
Subject: 25309 Stephvon

Good morning Miriam,

Per our earlier phone conversation regarding the above noted property in Hemet, the lien on that property has been satisfied.

An original release of lien was mailed July 26, 2018 to Martierra Escrow with instructions to record at the County of Riverside.

If you require a new release of lien, please let me know. If you do require one, there will be a \$40.00 processing fee to be made payable to Lake Hemet Municipal Water District. The payment can be mailed to PO Box 5039, Hemet CA 92544-0039 Attn: Lien Department. Please note account number 0612-00022-01 on the check and instruct where to send the release of lien.

Please reply to this email thread with any further correspondence regarding this property.

Kindest Regards,

Jeannie Baker

Jeannie Baker; Admin. Asst.

Lake Hemet Municipal Water District

Mailing Address: P.O. Box 5039, Hemet, CA 92544

26385 Fairview Avenue, Hemet, CA

Phone: 951/658-3241 Fax 951/766-7031

www.lhmwd.org



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