

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



**ITEM: 19.15  
(ID # 15496)**

**MEETING DATE:**  
Tuesday, May 23, 2023

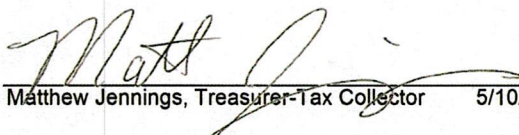
**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 532. Last assessed to: Maria Sanchez. District 4. [\$10,439-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 693131010-8;
2. Deny the claim from Maria Sanchez, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693131010-8;
3. Deny the claim from Antonio Celis for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693131010-8;
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 \$10,439.02, 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 5/10/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, 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: May 23, 2023  
xc: Tax-Collector, Auditor Controller

Kimberly A. 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>	\$10,439	\$ 0	\$10,439	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<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.

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 June 07, 2013 as Instrument No. 2013-0271985.
2. Claim from Maria Sanchez based on a Tax Deed to Purchaser of Tax-Defaulted Property recorded June 21, 2017 as Instrument No. 2017-0248808.
3. Claim from Antonio Celis based on an Abstract of Judgment-Civil and Small Claims recorded July 17, 2009 as Instrument No. 2009-0371093.

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 \$10,439.02. The claim from Antonio Celis be denied since the judgment is unrelated to the property sold. 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 for consideration for the claims from Maria Sanchez. 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 released to a lienholder of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Ettinghoff

ATTACHMENT B. Claim Celis

ATTACHMENT C. Claim Sanchez

*Kristine Bell-Valdez*  
Kristine Bell-Valdez, Supervising Deputy County Counsel 4/6/2023

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

RECEIVED  
2017 NOV -1 AM 11:09  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 532 Assessment Number: 693131010-8

Assessee: SANCHEZ, MARIA

Situs: 73586 BLACK EAGLE DR 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 \$ \_\_\_\_\_ 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 0248808; recorded on 6-21-2017. 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 3 day of August, 2017 at Riverside, California  
County, State

→ Maria Sanchez  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

MARIA SANCHEZ  
Print Name

\_\_\_\_\_  
Print Name

→ 73586 Black Eagle Dr.  
Street Address

\_\_\_\_\_  
Street Address

→ Thousand Palms CA 92276  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

(760) 682-8577  
Phone Number

\_\_\_\_\_  
Phone Number

REQUESTED BY AND MAIL TO:  
TREASURER-TAX COLLECTOR  
STOP 1110 DON KENT TAX COLLECTOR  
4080 LEMON ST-4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

2017-0248808

06/21/2017 10:42 AM Fee: \$ 18.00

Page 1 of 2

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



n: 309

Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
SIZE	NCOR	SMF	NCHG	T:	NO SMF				

18

CAL 1ST HOLDING CORP  
C/O KEN LETOURNEAU  
P O BOX 5022  
BELLFLOWER, CA 90707

TRA 061-114

Doc. Trans. Tax - computed on full value of property conveyed \$ 28.05

Don Kent, Tax Collector

*Debra Abrie*  
Signature of Declarant

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 2010-2011  
and for nonpayment were duly declared to be in default 2011-693131010-0000  
Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and CAL 1ST HOLDING CORP ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on MAY 2, 2017 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$25,200.00.

NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to SANCHEZ, MARIA, described as follows:

Assessor's Parcel Number 693131010-8

OUTSIDE CITY

(SEE PAGE 2 ENTITLED LEGAL DESCRIPTION)

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

State of California Executed on  
County of Riverside MAY 2, 2017

By *Don Kent*  
Tax Collector

On May 31, 2017, before me, Peter Aldana, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.  
Peter Aldana, Assessor, Clerk Recorder

By: *Peter Aldana* Seal  
Deputy



LEGAL DESCRIPTION

LOT 67 IN TRACT 3774 , IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 60 , PAGES 29 THROUGH 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 532 Assessment Number: 693131010-8

Assessee: SANCHEZ, MARIA

Situs: 73586 BLACK EAGLE DR THOUSAND PALMS 92276

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

RECEIVED

2018 FEB 14 AM 4:23

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

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),  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. \_\_\_\_\_; 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.

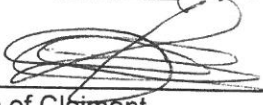
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_  
County, State

  
\_\_\_\_\_  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Antonio Celis  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

44-797 Warner Trl  
\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

Indian Wells CA 92210  
\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

760-547-9045  
\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Phone Number

EJ-001

DOC # 2009-0371093

07/17/2009 08:00A Fee:17.00

Page 1 of 2

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number)  
Recording requested by and return to:

Antonio Celis  
44797 Warner Trail  
Indian Wells, CA 92210

In Pro Per  
 ATTORNEY FOR  
 JUDGMENT CREDITOR  
 ASSIGNEE OF RECORD

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NOTICE SENT									
					T:		CTY	UNI	801

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside  
 STREET ADDRESS: 46-200 Oasis Street  
 MAILING ADDRESS: 46-200 Oasis Street  
 CITY AND ZIP CODE: Indio, CA 92210  
 BRANCH NAME: :Larsen Justice Center

PLAINTIFF: Antonio Celis

DEFENDANT: Francisco T. Sanchez, Maria T. Sanchez

CASE NUMBER: INC 076848

21

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**  Amended

FOR COURT USE ONLY

C  
801

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's Name and last known address

Francisco T. Sanchez  
 c/o Jalapeno Grill  
 46200 Harrison St, Coachella, CA 92236

- b. Driver's license no. [last 4 digits] and state:  Unknown  
 c. Social security no. [last 4 digits]:  Unknown  
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): 9/23/08

2.  Information on additional judgment debtors is shown on page 2.

3. Judgment creditor (name and address):  
 Antonio Celis, 44797 Warner Trail,  
 Indian Wells, CA 92210

Date: 6/09/09  
 Antonio Celis

4.  Information on additional judgment creditors is shown on page 2.

5.  Original abstract recorded in this county:  
 a. Date:  
 b. Instrument No.:

SIGNATURE OF APPLICANT OR ATTORNEY

6. Total amount of judgment as entered or last renewed:  
 \$40,446.00

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 5-13-09  
 b. Renewal entered on (date):

9.  This judgment is an installment judgment.

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:

a. Amount: \$  
 b. In favor of (name and address):

11. A stay of enforcement has

- a.  not been ordered by the court.  
 b.  been ordered by the court effective until (date):

12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.

b.  A certified copy of the judgment is attached.

Clerk, by M. Medina, Deputy



This abstract issued on (date):

JUL 17 2009

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**

Page 1 of 2

Form Adopted for Mandatory Use  
 Judicial Council of California

www.EJ-001 [Rev. January 1, 2008]

Code of Civil Procedure, §§ 488.460,  
 674, 700, 100



PLAINTIFF: Antonio Celis	CASE NUMBER: INC 076848
DEFENDANT: Francisco T. Sanchez, Maria T. Sanchez	

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):  
 14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

<p>16. Name and last known address</p> <p><input type="checkbox"/> Maria T. Sanchez          c/o Jalapeno Grill          46200 Harrison Street Indio, CA 92236</p> <p>Driver's license no. [last 4 digits] and state: <input checked="" type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input checked="" type="checkbox"/> Unknown</p> <p><input checked="" type="checkbox"/> Summons was personally served at or mailed to (address):          Personal Service          c/o Jalapeno Grill          46200 Harrison Street          Indio, CA 92236</p>	<p>17. Name and last known address</p> <p><input type="checkbox"/></p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
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<p>18. Name and last known address</p> <p><input type="checkbox"/></p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>19. Name and last known address</p> <p><input type="checkbox"/></p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
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20.  Continued on Attachment 20.

