

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



**ITEM: 19.17  
(ID # 19219)**

**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 455. Last assessed to: Eleizar Urvina, and Maria Avalos, husband and wife as joint tenants. District 4. [\$8,029-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 657392009-1;

Continued on Page 2

**ACTION:Policy**

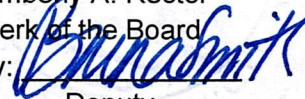
  
Matthew Jennings, Treasurer-Tax Collector 5/10/2023

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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**

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

2. Approve the claim from Paloma Urbina, Assignee for Maria Avalos, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 657392009-1;
3. Approve the claim from Paloma Urbina, Assignee for Eleizar Urbina AKA Eleizar Urvina, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 657392009-1;
4. Deny the claim from Franklin J. Love, Attorney for California Business Bureau, Inc. for payment of excess proceeds from the Tax Collector's public auction tax sale associated with parcel 657392009-1;
5. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Code Enforcement Department in the amount of \$163.50, Paloma Urbina, Assignee for Maria Avalos in the amount of \$3,932.87 and Paloma Urbina, Assignee for Eleizar Urbina AKA Eleizar Urvina in the amount of \$3,932.87, 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.

<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>	\$8,029	\$ 0	\$8,029	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.</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.



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

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

1. Claim from the County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded July 2, 2013 as Instrument No. 2013-0319964.
2. Claim from Paloma Urbina, Assignee for Maria Avalos based on an Assignment of Right to Collect notarized March 19, 2021, a Grant Deed recorded August 15, 2002 as Instrument No. 2002-450601, and a copy of a tax bill.
3. Claim from Paloma Urbina, Assignee for Eleizar Urbina AKA Eleizar Urvina based on an Assignment of Right to Collect notarized March 19, 2021, a Grant Deed recorded August 15, 2002 as Instrument No. 2002-450601, and a copy of a tax bill.
4. Claim from Franklin J. Love, Attorney for California Business Bureau, Inc. based on an Abstract of Judgment – Civil and Small Claims recorded May 17, 2012 as Instrument No. 2012-0229190.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Code Enforcement Department be awarded excess proceeds in the amount of \$163.50, Paloma Urbina, Assignee for Maria Avalos in the amount of \$3,932.87, and Paloma Urbina, Assignee for Eleizar Urbina AKA Eleizar Urvina in the amount of \$3,932.87. The claim from Franklin J. Love, Attorney for California Business Bureau, Inc. be denied since the claimant withdrew their claim. 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 released to a lienholder and to the last assesses of the property.

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

- ATTACHMENT A. Claim Code**
- ATTACHMENT B. Claim Avalos**
- ATTACHMENT C. Claim Urbina**
- ATTACHMENT D. Claim CBB**

  
Stephanie Ponce, Principal Management Analyst 5/18/2023

  
Ronak Patel, Assistant HR Director 4/4/2023

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 MAY 24 PM 2: 36

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 209 Item 455 Assessment Number: 657392009-1

Assessee: URVINA, ELEIZAR & AVALOS, MARIA

Situs:

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 \$ 8,500.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2002-450691 recorded on 5/5/02. 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

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~ Maria Avalos  
Signature of Claimant

Maria Avalos  
Print Name

13602 Desert Hot Springs  
Street Address

Desert Hot Springs CA 92240  
City, State, Zip

(760) 641-0169  
Phone Number

3-19-2021

To whom it may concern  
I Maria Avalos authorize my  
daughter Paloma Urbina to  
receive the asset

Proceeds of \$4,000 and  
have payment written for  
Paloma Urbina

Maria Avalos

~~Paloma Urbina~~

## 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 March 19, 2021 before me, Maria Guadalupe Guzman-Rendon (insert name and title of the officer)

personally appeared Maria Guadalupe Avalos-Garcia, 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.

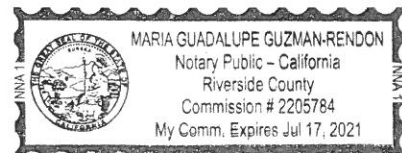
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Maria Guzman

(Seal)





RECORDING REQUESTED BY  
LAWYERS TITLE  
AND WHEN RECORDED MAIL TO:  
ELEIZAR URVINA  
66789 TWO BUNCH PALMS #7  
DESERT HOT SPRINGS, CA 92240

4030532-30

A.P.N.: 657-392-009-1 TRA #061

Ord

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(13)

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$9.35  
[ ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,  
[ ] unincorporated area; [ ] City of DESERT HOT SPRINGS, and



FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
ROBERT J. SWEIGART AND EILEEN F. SWEIGART AS TRUSTEES OF THE SWEIGART TRUST DATED  
OCTOBER 14, 1993

hereby GRANT(S) to **ELEIZAR URVINA, AND MARIA AVALOS, HUSBAND AND WIFE AS JOINT  
TENANTS.**

the following described property in the City of **DESERT HOT SPRINGS**, County of **Riverside** State of California;

**LOT 71 OF B BAR H RANCH ESTATES, AS SHOWN ON MAP THEREOF FILED IN M.B. 26, PAGE 91, MAP  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.**

*Robert J. Sweigart*  
ROBERT J. SWEIGART, TRUSTEE TTEE

*Eileen F. Sweigart*  
EILEEN F. SWEIGART, TRUSTEE

Document Date: August 5, 2002

STATE OF CALIFORNIA )  
COUNTY OF Orange )SS

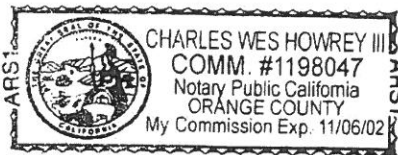
On Aug. 6, 2002 before me, Charles Wes Howrey III  
personally appeared Robert J. Sweigart, Eileen F. Sweigart

personally known to me (or 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 *Charles Wes Howrey III*

This area for official notarial seal.





# PENALTY OF PERJURY FOR NOTARY SEAL

(GOVERNMENT CODE 27361.7)

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY: CHARLES WES HOWREY III

DATE COMMISSION EXPIRES: NOVEMBER 6, 2002

COUNTY WHERE BOND IS FILED (if applicable): ORANGE

STATE WHERE BOND IS FILED: CALIFORNIA

COMMISSION NUMBER (if applicable): 1198047

PLACE OF EXECUTION: SAN BERNARDINO, CALIFORNIA

DATE: August 14, 2002

SIGNATURE: \_\_\_\_\_

*Scott A. Hoogerwerf*

PRINT NAME: Scott A. Hoogerwerf



2002-450601  
08/15/2002 08:00:00  
3 of 3





RIVERSIDE COUNTY UNPAID PRIOR-YEAR SECURED PROPERTY TAXES

Offices in Riverside, Palm Desert and Temecula Visit our website: www.countytreasurer.org

IMPORTANT INFORMATION ON REVERSE SIDE

DON KENT, TREASURER 4080 Lemon St (1st Floor) Riverside, California (P.O. Box 12005, Riverside, CA 92502-2205)

Telephone: (951) 955-3900 or, from area codes 951 and 760 only toll free: 1 (877) RIVCOTX (748-2689)

Table with Property Data, Address, Owner, and Assessment Number (657392009-1, Tax Rate Area 061-027)

URVINA, ELEIZAR & AVALOS, MARIA 13602 DEL RAY LN DSRT HOT SPGS, CA 92240-5528



08/06/2015 UNPAID PRIOR-YEAR TAXES (See Item #4 on reverse) 2011-657392009-0000 Tax-Default Year and Number

THERE ARE UNPAID PRIOR-YEAR TAXES ON THE PROPERTY SHOWN ABOVE. THE PARTICULAR UNPAID ASSESSMENT NUMBER(S) AND FISCAL YEAR(S) ARE:

657392009-1 2010-2011 2011-2012 2012-2013 2013-2014 2014-2015

Pay ONLY the amount shown for the month in which payment is being made and disregard all other amounts. Your payment must be postmarked no later than the last day of that month. (If property taxes remain unpaid for 5 years after the original default-year, the property becomes subject to tax sale.) Note: Current-year taxes are NOT included in these amounts.

Empty box for payment amount with a dollar sign (\$)

Table with 4 columns: IF PAYING IN, PAY THIS AMOUNT, IF PAYING IN, PAY THIS AMOUNT. Rows for months AUGUST through JANUARY with corresponding amounts.

PLEASE KEEP TOP PORTION FOR YOUR RECORDS (NO RECEIPTS WILL BE ISSUED - YOUR CANCELLED CHECK IS YOUR RECEIPT)

Table with 5 columns: REDEMPTION AMOUNT, DEFAULT YEAR AND NUMBER (2011-657392009-0000), DATE PAID, TAX RATE AREA (061-027), ASSESSMENT NUMBER (657392009-1)

RIVERSIDE COUNTY PRIOR-YEAR SECURED PROPERTY TAXES

Horizontal lines for signature or stamp



16 WWWWWW 6573920091 07

Pay taxes online by eCheck or by credit card



Check here for a change of mailing address. Please provide all corrections on the reverse side.

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 MAY 24 PM 2:36

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 209 Item 455 Assessment Number: 657392009-1

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Situs:

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

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

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]  
Signature of Claimant

Paloma Urbina For Eleizar  
Print Name

13602 Del Ray Ln  
Street Address

Desert Hot Springs CA  
City, State, Zip

(760) 641-0169  
Phone Number

3/19/2021

To whom It may Concern

I ElEizar UrVina is the same  
as ElEizar Urbina

I ElEizar UrVina would like, and  
authorize my daughter Palloma  
Urbina to receive the remaining  
asset proceeds of \$4,000

ELIZAR URVINA

7

## 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 March 19, 2021 before me, Maria Guadalupe Guzman-Rendon (insert name and title of the officer)

personally appeared Eleizar Urbina,  
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.

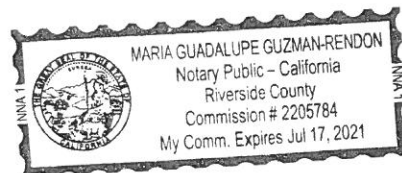
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Signature



(Seal)







RECORDING REQUESTED BY  
LAWYERS TITLE  
AND WHEN RECORDED MAIL TO:  
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DESERT HOT SPRINGS, CA 92240

4030532-30  
A.P.N.: 657-392-009-1 TRA # 061

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### GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$9.35

computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale,  
 unincorporated area;  City of DESERT HOT SPRINGS, and



FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
**ROBERT J. SWEIGART AND EILEEN F. SWEIGART AS TRUSTEES OF THE SWEIGART TRUST DATED OCTOBER 14, 1993**

hereby GRANT(S) to **ELEIZAR URVINA, AND MARIA AVALOS, HUSBAND AND WIFE AS JOINT TENANTS.**

the following described property in the City of **DESERT HOT SPRINGS**, County of **Riverside** State of California;

**LOT 71 OF B BAR H RANCH ESTATES, AS SHOWN ON MAP THEREOF FILED IN M.B. 26, PAGE 91, MAP RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.**

Robert J. Sweigart TTEE  
ROBERT J. SWEIGART, TRUSTEE

Eileen F. Sweigart TTEE  
EILEEN F. SWEIGART, TRUSTEE

Document Date: August 5, 2002

STATE OF CALIFORNIA )SS

COUNTY OF Orange )

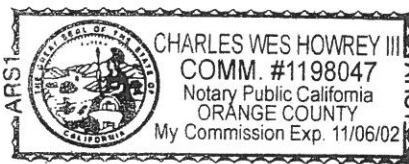
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WITNESS my hand and official seal.

Signature Charles Wes Howrey III

This area for official notarial seal.



**PENALTY OF PERJURY FOR NOTARY SEAL**  
**(GOVERNMENT CODE 27361.7)**

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DATE: August 14, 2002

SIGNATURE: \_\_\_\_\_

*Scott A. Hoogerwerf*

PRINT NAME: Scott A. Hoogerwerf





**RIVERSIDE COUNTY**  
**UNPAID PRIOR-YEAR SECURED PROPERTY TAXES**

Offices in Riverside, Palm Desert and Temecula  
 Visit our website: [www.countytreasurer.org](http://www.countytreasurer.org)

**IMPORTANT INFORMATION ON REVERSE SIDE**

DON KENT, TREASURER 2984  
 4080 Lemon St (1st Floor) Riverside, California  
 (P.O. Box 12005, Riverside, CA 92502-2205)

Telephone: (951) 955-3900  
 or, from area codes 951 and 760 only  
 toll free: 1 (877) RIVCOTX (748-2689)

Property Data	657392009-1 LOT 71 MB 026/090 B BAR H RANCH ESTATES 1	ASSESSMENT NUMBER	657392009-1
Address		Tax Rate Area	061-027
Owner	URVINA, ELEIZAR & AVALOS, MARIA		

URVINA, ELEIZAR & AVALOS, MARIA  
 13602 DEL RAY LN  
 DSRT HOT SPGS, CA 92240-5528



08/06/2015  
**UNPAID PRIOR-YEAR TAXES**  
 (See Item #4 on reverse)  
 2011-657392009-0000  
 Tax-Default Year and Number

**THERE ARE UNPAID PRIOR-YEAR TAXES ON THE PROPERTY SHOWN ABOVE.  
 THE PARTICULAR UNPAID ASSESSMENT NUMBER(S) AND FISCAL YEAR(S) ARE:**

657392009-1 2010-2011 2011-2012 2012-2013 2013-2014 2014-2015

Pay **ONLY** the amount shown for the month in which payment is being made and disregard all other amounts. Your payment must be postmarked no later than the last day of that month. (If property taxes remain unpaid for 5 years after the original default-year, the property becomes subject to tax sale.) Note: Current-year taxes are NOT included in these amounts.

\$
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IF PAYING IN		PAY THIS AMOUNT	IF PAYING IN		PAY THIS AMOUNT
AUGUST	2015	\$1,531.16	FEBRUARY	2016	\$1,609.67
SEPTEMBER	2015	\$1,544.25	MARCH	2016	\$1,622.75
OCTOBER	2015	\$1,557.33	APRIL	2016	\$1,635.84
NOVEMBER	2015	\$1,570.42	MAY	2016	\$1,648.92
DECEMBER	2015	\$1,583.50	JUNE	2016	\$1,662.01
JANUARY	2016	\$1,596.58			

**PLEASE KEEP TOP PORTION FOR YOUR RECORDS**  
 (NO RECEIPTS WILL BE ISSUED - YOUR CANCELLED CHECK IS YOUR RECEIPT)

SEND THIS STUB WITH YOUR PAYMENT

REDEMPTION AMOUNT	DEFAULT YEAR AND NUMBER	DATE PAID	TAX RATE AREA	ASSESSMENT NUMBER
	2011-657392009-0000		061-027	657392009-1

**RIVERSIDE COUNTY**  
**PRIOR-YEAR SECURED PROPERTY TAXES**

\_\_\_\_\_  
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Pay taxes online by eCheck or by credit card



Check here for a change of mailing address.  
 Please provide all corrections on the reverse side.

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

RECEIVED

2017 AUG -2 PM 1:14

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 455 Assessment Number: 657392009-1

Assessee: URVINA, ELEIZAR & AVALOS, MARIA

Situs:

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 \$ 55,323.04 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. 2012-0229190; recorded on 5/17/12. 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.**

Judgment amount as Renewed on 4/30/14	\$42,542.99
Interest from 4/30/14 to date of sale 5/2/17	\$12,780.05
<b>TOTAL CLAIM</b>	<b>\$55,323.04</b>

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 28th day of July, 2017 at Covina, CA  
County, State

*FL*  
Signature of Claimant

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

FRANKLIN J. LOVE, Atty. for

Print Name California BUsiness Bureau, Inc.

800 S. Barranca Ave., Ste. 100

Street Address

Covina, CA 91723

City, State, Zip

(626)653-0455

Phone Number

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

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

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

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



## 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 July 28, 2017 before me, MIRIAM PINEDA, a Notary Public  
(insert name and title of the officer)

personally appeared FRANKLIN J. LOVE,  
who proved to me on the basis of satisfactory evidence to be the person(●) whose name(●) is/ ~~is~~  
subscribed to the within instrument and acknowledged to me that he/~~she~~/~~it~~ executed the same in  
his/~~her~~/~~its~~ authorized capacity(●), and that by his/~~her~~/~~its~~ 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 

(Seal)



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

FRANKLIN J. LOVE

AND WHEN RECORDED MAIL TO:

FRANKLIN J. LOVE  
ATTORNEY AT LAW  
800 S. BARRANCA AVE.  
SUITE 100  
COVINA, CA 91723

DOC # 2012-0229190  
05/17/2012 03:44P Fee:21.00

Page 1 of 3

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County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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DTT:

ABSTRACT OF JUDGMENT

21-



Title of Document

THIS AREA FOR  
RECORDER'S  
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3:00 Additional Recording Fee Applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):  
 Recording requested by and return to:  
 Franklin J. Love Bar# 80334  
 800 So. Barranca Ave, #100  
 Covina, CA. 91723  
 (626) 653-0455

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF COUNTY OF RIVERSIDE,  
 STREET ADDRESS: 4050 MAIN ST.  
 MAILING ADDRESS: RIVERSIDE, CA. 92502  
 CITY AND ZIP CODE:  
 BRANCH NAME:

FOR RECORDER'S USE ONLY

PLAINTIFF: CALIFORNIA BUSINESS BUREAU INC.  
 DEFENDANT: RAUL AVALOS

CASE NUMBER: RIC422648

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

FOR COURT USE ONLY

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

RAUL AVALOS  
 24687 WEBSTER AVE, MORENO VALLEY, CA. 92553

b. Driver's license no. [last 4 digits] and state:

c. Social security no. [last 4 digits]:

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): RAUL AVALOS;

5689 RIDGEVIEW AVE., MIRA LOMA, CA. 91752

Unknown  
 Unknown

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

3. Judgment creditor (name and address): CALIFORNIA BUSINESS

BUREAU INC. a California Corporation 1711 S. MOUNTAIN AVE. MONROVIA, CA. 91016

Date: 04/20/2012

Franklin J. Love

(TYPE OR PRINT NAME)

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:

\$ 23305.14

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

8. a. Judgment entered on (date): 08/22/1994

b. Renewal entered on (date): 07/30/2004

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 A. Sanchez, Deputy

This abstract issued on (date):

MAY 08 2012



PLAINTIFF: CALIFORNIA BUSINESS BUREAU INC.	CASE NUMBER: RIC422648
DEFENDANT: RAUL AVALOS;	

**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:**

16. Name and last known address

MARIA AVALOS;  
24687 WEBSTER AVE  
MORENO VALLEY, CA. 92553

Driver's license no. [last 4 digits] and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):  
5689 RIDGEVIEW AVE.  
MIRA LOMA, CA. 91752

17. Name and last known address

Driver's license no. [last 4 digits] and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

20.  Continued on Attachment 20.





*Franklin J. Love*  
Attorney at Law

800 South Barranca Avenue, Suite 100  
Covina, California 91723  
(626) 653-0455 • Fax (626) 653-0465

May 29, 2013

COUNTY OF RIVERSIDE  
Treasurer-Tax Sales Operations  
4080 Lemon St.  
Riverside, CA 92502

RE: Excess Proceeds from the sale of tax-defaulted property  
Assessment No. 657392009-1  
Assessee: Urvina, Eleizar & Maria Avalos

To Whom It May Concern:

I submitted a claim for the excess funds referenced above, on July 28, 2017,  
on behalf of my client, California Business Bureau, Inc.

Since then, my client has ascertained that the above named Maria Avalos,  
is not the same Maria Avalos against whom my client's judgment was  
entered.

Therefore, my office is now withdrawing the claim for excess proceeds  
filed on July 28, 2017.

If there are any questions, feel free to contact my office.

Sincerely,

FRANKLIN J. LOVE  
FJL:mp

cc: California Business Bureau, Inc.