

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



ITEM: 19.13
(ID # 21085)

MEETING DATE:
Tuesday, June 27, 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 600. Last assessed to: Rancho Housing Alliance, Inc., a California Public Benefit Corp., District 4. [\$3,899-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Brett H. Ramsaur, Agent for Snell & Wilmer L.L.P. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 848034006-7;
2. Authorize and direct the Auditor-Controller to issue a warrant to Brett H. Ramsaur, Agent for Snell & Wilmer L.L.P. in the amount of \$3,899.95 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 6/15/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington 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: June 27, 2023
xc: Tax-Collector

Kimberly A. 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	\$3,899	\$ 0	\$3,899	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment: N/A	
			For Fiscal Year: 22/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

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

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

1. Claim from Brett H. Ramsaur, Agent for Snell & Wilmer L.L.P. based on an Authorization for Agent to Collect Excess Proceeds notarized April 11, 2023 and an Abstract of Judgment recorded December 15, 2016 as Instrument No. 2016-0560490.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Brett H. Ramsaur, Agent for Snell & Wilmer L.L.P. be awarded excess proceeds in the amount of \$3,899.95. 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 released to a lienholder of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Ramsaur

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 6/15/2023

Kristine Bell-Valdez
Kristine Bell-Valdez, Supervising Deputy County Counsel 5/22/2023

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 AUG 28 PM 1:36

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 209 Item 600 Assessment Number: 848034006-7

Assessee: RANCHO HOUSING ALLIANCE INC

Situs: 217 S COMMERCIAL ST BLYTHE 92225

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 \$ 96,892.84 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. 2016-0560490; recorded on 12/15/16. 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 21st day of August, 2017 at Costa Mesa, Orange County, California
County, State

Brett Ramsaur
Signature of Claimant

Signature of Claimant

Brett Ramsaur, Ramsaur Law Office
Print Name

Print Name

1535 E. 17th St., Ste 106
Street Address

Street Address

Santa Ana, CA 92705
City, State, Zip

City, State, Zip

949-200-9114
Phone Number

Phone Number

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Brett H. Ramsaur my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 848034006-7 sold at public auction on May 2, 2017. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ _____ and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

[Handwritten Signature]
(Signature of Party of Interest)

Michael Reynolds for Snell & Wilmer
(Name Printed)

600 Anton Boulevard, Ste 1400
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF ORANGE)

Costa Mesa, CA 92626
(City/State/Zip)

714-427-7000
(Area Code/Telephone Number)

On April 11, 2023, before me, Isabel Delgado, Notary Public personally appeared Michael Reynolds, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Handwritten Signature]
(Signature of Notary)



(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Handwritten Signature]
(Signature of Agent)

Brett H. Ramsaur
(Name Printed)

27075 Cabot Rd #110
(Address)

STATE OF WASHINGTON)ss.
COUNTY OF PIERCE)


Laguna Hills, CA 92653
(City/State/Zip)

On April 11, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Brett H. Ramsaur who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten Signature]
(Signature of Notary)



<input checked="" type="checkbox"/> Recording requested by a return to: Brett H. Ramsaur (SBN 281566) Ramsaur Law Office 1535 E. 17th Street, Suite 106 Santa Ana, California 92705 Telephone: 949.200.9114 Email: brett@ramsaurlaw.com		2016-0560490 12/15/2016 01:43 PM Fee: \$ 37.00 Page 1 of 5 Recorded in Official Records County of Riverside Peter Aidana Assessor-County Clerk-Recorder 	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA		289	
In re: Rancho Housing Alliance, Inc.		CASE NUMBER 6:11-bk-27519-SC	
Debtor		ADVERSARY NUMBER	
vs.		ABSTRACT OF JUDGMENT	
Plaintiff			
Defendant			

The Judgment Creditor applies for an abstract of judgment and represents:

1. The Judgment Debtor's:

a. Name and address Rancho Housing Alliance, Inc.
53990 Enterprise Way
Coachella, California 92236

Address Unknown

b. Driver's License No. N/A Unknown

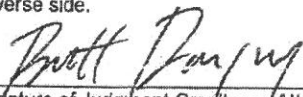
c. Social Security No. N/A Unknown

2. The Summons was personally served at, or mail to (address):

Rancho Housing Alliance, Inc., 53990 Enterprise Way, Coachella, California 92236

3. Information regarding additional judgment debtors is shown on reverse side.

Dated: December 6, 2016


 (Signature of Judgment Creditor or Attorney)

(Continued on Reverse Side)

Abstract of Judgment - Page Two

In re Rancho Housing Alliance, Inc.	(SHORT TITLE)	CHAPTER <u>11</u>
	Debtor(s).	ADVERSARY NO.: _____

4. I certify that in the above-entitled action and Court, Judgment was entered on November 15, 2013
 in favor of Snell & Wilmer L.L.P. and against Rancho Housing Alliance, Inc.
 for \$ 0.00 Principal,
 \$ 0.00 Interest,
 \$ 191,720.50 Attorney's Fees, and
 \$ 5,841.48 Costs.

A lien in favor of a judgment creditor is:

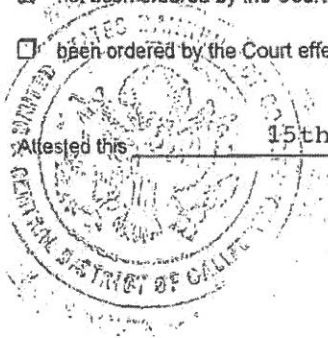
- not endorsed on the judgment.
- endorsed on the judgment as follows:
 1. Amount \$ _____
 2. In favor of (name) _____

A stay of execution has:

- not been ordered by the Court.
- been ordered by the Court effective until (date): _____

Attested this 15th

day of December 2016



Kathleen J. Campbell
 KATHLEEN J. CAMPBELL
 Clerk of the Bankruptcy Court

By: *Melissa English*
 Deputy Clerk

Information regarding additional judgment debtors:

1 Michael B. Reynolds (SBN 174534)
2 Brett H. Ramsaur (SBN 281566)
3 SNELL & WILMER L.L.P.
4 600 Anton Blvd., Suite 1400
5 Costa Mesa, CA 92626
6 Phone: (714) 427-7000
7 Facsimile: (714) 427-7799
8 Email: mreynolds@swlaw.com
9 bramsaur@swlaw.com

FILED & ENTERED
NOV 15 2013
CLERK U.S. BANKRUPTCY COURT
Central District of California
BY zamora DEPUTY CLERK

10 Attorneys for Rancho Housing Alliance, Inc.,
11 Reorganized Debtor

12 UNITED STATES BANKRUPTCY COURT
13 CENTRAL DISTRICT OF CALIFORNIA — RIVERSIDE DIVISION

Snell & Wilmer
L.L.P.
LAW OFFICES
600 Anton Blvd., Suite 1400
Costa Mesa, California 92626-7689
(714) 427-7000

14 In re:
15 RANCHO HOUSING ALLIANCE, INC.,
16 Reorganized Debtor.

Case No. 6:11-bk-27519-SC

Chapter 11 Case

17 ORDER APPROVING FINAL
18 APPLICATION OF SNELL & WILMER
19 L.L.P. FOR ALLOWANCE OF FEES AND
20 REIMBURSEMENTS OF COSTS

Application Period: October 1, 2012 through
June 4, 2013

Hearing Date and Time:

Date: November 12, 2013
Time: 1:30 p.m.
Crm: Video Hearing Room 126
3420 Twelfth Street
Riverside, California 92501

5C – Fifth Floor
411 West Fourth Street
Santa Ana, California 92701

21 At the above-referenced date and time, the Court considered that certain *Final Application*
22 *of Snell & Wilmer L.L.P. for Allowance of Fees and Reimbursement of Costs* (the "Application")
23 filed by Snell & Wilmer L.L.P. (the "Firm"), counsel of record to Rancho Housing Alliance Inc.,
24 the reorganized debtor in the above-captioned bankruptcy case (the "Debtor"), on October 8,
25 2013 (docket no. 187). Having considered the Application and related pleadings, the record in
26 this case, the arguments of counsel at the hearing, and good cause appearing,
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IT IS ORDERED that the Application is approved.

IT IS FURTHER ORDERED that the Firm is awarded compensation as follows:

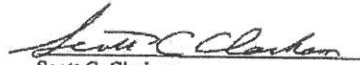
Professional:	Time Period:	Fees:	Costs:	Total:
Counsel for Debtor: Snell & Wilmer, LLP c/o Michael Reynolds 600 Anton Boulevard Suite 1400 Costa Mesa, CA 92626	5/27/11- 6/4/13	\$191,720.50	\$5,841.48	\$197,561.98

IT IS FURTHER ORDERED that the compensation awarded to the Firm herein shall be paid in accordance to the terms of the confirmed chapter 11 plan of reorganization.

###

Snell & Wilmer
L.L.P.
LAW OFFICES
600 Anton Boulevard, Suite 1400
Costa Mesa, California 92626-7689
(714) 437-7000

Date: November 15, 2013


Scott C. Clarkson
United States Bankruptcy Judge

NOTICE OF ENTERED ORDER AND SERVICE LIST

Notice is given by the court that a judgment or order entitled (*specify*): **ORDER APPROVING FINAL APPLICATION OF SNELL & WILMER L.L.P. FOR ALLOWANCE OF FEES AND REIMBURSEMENTS OF COSTS** was entered on the date indicated as "Entered" on the first page of this judgment or order and will be served in the manner stated below:

1. **SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBRs, the foregoing document was served on the following persons by the court via NEF and hyperlink to the judgment or order. As of (*date*) November 15, 2013, the following persons are currently on the Electronic Mail Notice List for this bankruptcy case or adversary proceeding to receive NEF transmission at the email addresses stated below.

- Franklin C Adams franklin.adams@bbklaw.com,
arthur.johnston@bbklaw.com;lisa.spencer@bbklaw.com;bknotices@bbklaw.com
- Donald H Cram dhc@severson.com, jc@severson.com
- Christopher V Hawkins Hawkins@sullivanhill.com, bkstaff@sullivanhill.com
- Brett Ramsaur bramsaur@swlaw.com, kcollins@swlaw.com
- Michael B Reynolds mreynolds@swlaw.com, kcollins@swlaw.com
- Martha E Romero Romero@mrromerolawfirm.com
- Jason K Schrader jason.K.Schrader@usdoj.gov
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- Joseph M Welch jwelch@buchalter.com,
dcyrankowski@buchalter.com;docket@buchalter.com;ahorowitz@buchalter.com

Service information continued on attached page

2. **SERVED BY THE COURT VIA UNITED STATES MAIL**: A copy of this notice and a true copy of this judgment or order was sent by United States mail, first class, postage prepaid, to the following persons and/or entities at the addresses stated below:

Service information continued on attached page

3. **TO BE SERVED BY THE LODGING PARTY**: Within 72 hours after receipt of a copy of this judgment or order which bears an "Entered" stamp, the party lodging the judgment or order will serve a complete copy bearing an "Entered" stamp by United States mail, overnight mail, facsimile transmission or email and file a proof of service of the entered order on the following persons and/or entities at the addresses, facsimile transmission numbers, and/or email addresses stated below:

Service information continued on attached page

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Ambriz, Maricela

From: RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>
Sent: Tuesday, March 7, 2023 9:10 AM
To: brett@ramsaurlaw.com
Subject: Excess Proceeds
Attachments: Addtl Doc Request.pdf; Addtl Doc Request UPDATED ADDRESS.pdf

Re: APN: 848034006-7
TC 209 Items 600
Date of Sale: May 2, 2017

*****FINAL REQUEST*****

To Whom It May Concern:

This office is in receipt of your claims for excess proceeds from the above-mentioned tax sale. **We have attempted to reach out to you regarding your claim, this is our final attempt.** The documentation you have provided is insufficient to establish your claim.

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

X Updated Statement of Monies Owed (as of date of tax sale)

Please send in all requested documents by **March 21, 2023**. If you should have any questions, please contact me at the number listed below.

Maricela Ambriz

Accounting Technician I
Tax Sale Operations Unit
Excess Proceeds: 951-955-3336



STATEMENT OF AMOUNT DUE AND OWING

The undersigned hereby states that the original amount of the lien or security interest created by the filing of an abstract of judgment in the Official Records of Riverside County at document no. 2016-0560490 on December 15, 2016, against Assessor's Parcel Number 848034006-7 Situs Address: 217 S Commercial St, Blythe, CA 92225 was \$197,561.98. The amount still due and owing as of the May 2, 2017, sale of the tax-defaulted property by the Riverside County Tax Collector was at least \$96,892.84 and no payments reducing such amount have been received to date.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

March 21, 2023 _____


Brett H. Ramsaur

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC


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 Washington)
)
County of Pierce)

On March 21, 2023 before me, Alecia J. Rivas, notary public, personally appeared Brett H. Ramsaur, 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.


Alecia J. Rivas

