

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



**ITEM:** 19.15  
(ID # 21508)

**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. 212, Item 205. Last assessed to: Fermin Lara and Blanca Lara, husband and wife as joint tenants, District 3. [\$4,034-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Fermin Lara and Blanca T. Lara AKA Blanca Lara, last assessees, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 350112036-7;
2. Authorize and direct the Auditor-Controller to issue a warrant to Fermin Lara and Blanca T. Lara AKA Blanca Lara in the amount of \$4,034.75, 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

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**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**

| <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>   | \$4,034                     | \$ 0                     | \$4,034                   | \$ 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 1, 2018 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. 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 18, 2018, 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 Fermin Lara and Blanca T. Lara AKA Blanca Lara based on a Grant Deed recorded September 11, 2008 as Instrument No. 2008-0500036.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Fermin Lara and Blanca T. Lara AKA Blanca Lara be awarded excess proceeds in the amount of \$4,034.75. 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 the last assessees of the property.

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

**ATTACHMENT A. Claim Lara**

*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: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2018 SEP 12 PM 5:06

TC 212 Item 205 Assessment Number: 350112036-7

Assessee: LARA, FERMIN & BLANCA

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

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 15 day of October, 2018 at San Diego California  
County, State

Fermin Lara  
Signature of Claimant

Blanca T Rodriguez Lozano  
Signature of Claimant

Fermin Lara  
Print Name

Blanca T. Lara  
Print Name

1429 Cathedral Oaks Rd  
Street Address

1429 Cathedral Oaks Rd  
Street Address

Chula Vista CA 91913  
City, State, Zip

Chula Vista CA 91913  
City, State, Zip

(619) 572-1893  
Phone Number

(619) 572-1893  
Phone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

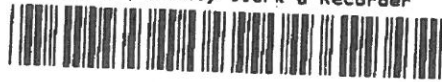
**RECORDING REQUESTED BY**

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name **Fermin Lara & Blanca Rodriguez Lara**  
 Street Address **2498 Roll Drive Post Office Box 531**  
**San Diego, CA 92154**  
 City & State  
 Zip

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

DOC # 2008-0500036 ✓  
 09/11/2008 08:00A Fee:15.00  
 Page 1 of 3  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



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| M | A | L | 465  | 426  | PCOR | NCOR | SMF  | NCHG | EXAM |

15-

512

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Grant Deed** ✓

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS \$ \_\_\_\_\_  
 unincorporated area County County of Riverside

**C**  
512

Parcel No. 350-112-036

- computed on full value of interest or property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale, and

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged,

Jose A. Robles and Rosa I. Robles, Husband and wife, As Joint Tenants ✓

hereby GRANT(S) to

Fermin Lara and Blanca Lara, Husband and Wife As Joint Tenants. X

the following described real property in the

County of Riverside, State of California  
 LOT 37 OF BLOCK H, AS PER MAP RECORDED IN BOOK 12, PAGE 28 OF LAKE ELSINORE LODGE 2, RECORDED IN RIVERSIDE COUNTY, CALIFORNIA.

See Attached Exhibit "A" for complete legal description.

Dated May 30, 2007

Jose A. Robles  
 Jose A. Robles  
Rosa I. Robles  
 Rosa I. Robles

STATE OF CALIFORNIA  
 COUNTY OF Riverside ) S.S.

On September 9, 2008 (date) before me,  
CARMEN SMILEY Notary Public  
 (name and title "Notary Public"), personally appeared

Jose A. Robles and Rosa I. Robles

(name[s] of signer[s]), 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 ~~before~~ 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 Carmen Smiley

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name \_\_\_\_\_ Street Address \_\_\_\_\_ City & State \_\_\_\_\_

Public Record

**EXHIBIT "A"**

**LOT 37 IN BLOCK H OF LAKE ELSINORE LODGE TRACT NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**



2008-0500036  
09/11/2008 08:00A  
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**ACKNOWLEDGMENT**

State of California  
County of RIVERSIDE

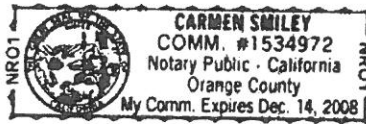
On Sept. 8<sup>th</sup> 2008 before me, Carmen Smiley "Notary Public"  
(here insert name and title of the officer)

personally appeared JOSE A ROBLES AND ROSA I. ROBLES

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 Carmen Smiley

(Seal)



2008-0500036  
09/11/2008 08:00A  
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