

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



ITEM: 19.16  
(ID # 21574)

MEETING DATE:  
Tuesday, June 27, 2023

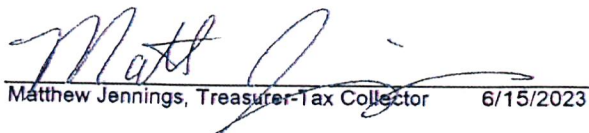
FROM : TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 562. Last assessed to: California Western Financial Investments, Inc., as Custodial Trustee FBO: Stanley E. Porter and Lorraine D. Porter Trustees, of The Stanley E. Porter and Lorraine D. Porter Revocable ABT Trust dated December 30, 1992 18.2%; Lois D. Bean, Successor Co-Trustee of The Bean Living Trust dated June 2, 1989 3.408%, Terry C. Workman & Vicki L. Workman, as husband & wife joint tenants 3.408% and Ramon & Virginia Madrigal, husband and wife joint tenants 6.818%, and Ann Vignolo Lee, a widow, District 5. [\$0]

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

1. Deny the claim from Riverside Sun City Homeowners Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 528104014-1;
2. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$6,897.50 to the County General Fund pursuant to Revenue and Taxation Code Section 4674, no sooner than ninety days from the date of this order.

**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>	\$0	\$ 0	\$0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</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.

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 Accurint (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 4675 (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



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of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on June 26, 2018.

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

1. Claim from Riverside Sun City Homeowners Association based on an Abstract of Judgment-Civil and Small Claims recorded December 20, 2012 as Instrument No. 2012-0620884.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Riverside Sun City Homeowners Association be denied since the judgment is unrelated to the last assessee or the property sold. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$6,897.50 will be transferred to the County General Fund. Supporting documentation has been provided. 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 transferred to the County General Fund.

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

**ATTACHMENT A. Claim RSCHOA**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 6/15/2023

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

RECEIVED  
2018 SEP 13 PM 2:07  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 562 Assessment Number: 528104014-1

Assessee: LEE, ANN BIGNOLO & CALIFORNIA WESTERN FINANCIAL INV INC & BEAN, LOIS D TR &

Situs: 52157 DATE AVE E CABAZON 92230

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 \$1,280.55 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. 2012-0620884; recorded on 12/20/2012. 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.

Judgement of \$4,195.55; Additional Small Claims cost of \$150; Abstract of Judgement filing fees \$85; Total owed \$4,430.55. \$3,150 less payment. \$1,280.55 Amended claim amount. Please note a separate payment of \$150 payable to Avalon Management is required to prepare, notarize, file and record Satisfaction of Judgement.

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 eleventh day of September, 2018 at Riverside, California  
County, State

Eryn Robles as agent  
Signature of Claimant

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

Riverside Sun City Homeowners Association; Eryn Robles, as agent  
Print Name

31608 Railroad Canyon Road  
Street Address

Canyon Lake, CA, 92587  
City, State, Zip

(951) 244-0048  
Phone Number

Settle@AvalonWeb.com  
Email Address

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

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

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

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

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

Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



EJ-001

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

Riverside Sun City Homeowners Association  
 31608 Railroad Canyon Road  
 Canyon Lake CA 92592  
 951 244-0048

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF  
 STREET ADDRESS: 41002 County Center Drive  
 MAILING ADDRESS:  
 CITY AND ZIP CODE: Temecula, CA 92592  
 BRANCH NAME: Small Claims Division

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PLAINTIFF: Riverside Sun City Homeowners Association

CASE NUMBER: 19.50

DEFENDANT: Phillip & Ann Lee

TES1201124

C  
605

**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

Phillip Lee  
 315 Lytton Street  
 Klamath Falls, OR 97601

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

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

Unknown

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): Phillip Lee  
 315 Lytton Street, Klamath Falls, OR 97601

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

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

3. Judgment creditor (name and address):  
 Riverside Sun City Homeowners Association  
 31608 Railroad Canyon Rd. Canyon Lake, CA

5.  Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: 11/14/2012  
 Riverside Sun City Homeowners Association

*[Signature]*  
 (SIGNATURE OF APPLICANT OR ATTORNEY)

(TYPE OR PRINT NAME)

6. Total amount of judgment as entered or last renewed:  
 \$ 4,195.55

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

a. Amount: \$

b. In favor of (name and address):

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

8. a. Judgment entered on (date): 7/31/2012

b. Renewal entered on (date):

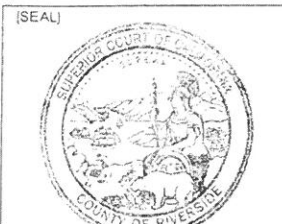
9.  This judgment is an installment judgment.

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.



This abstract issued on (date):

NOV 29 2012

Clerk, by *[Signature]*, Deputy

PLAINTIFF: Riverside Sun City Homeowners Association	CASE NUMBER:
DEFENDANT: Phillip & Ann Lee	TES1201124

**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

17. Name and last known address

Ann Lee  
315 Lytton Street  
Klamath Falls, OR 97601

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

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

Social security no. [last 4 digits]:  Unknown

Social security no. [last 4 digits]:  Unknown

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

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

Ann Lee  
315 Lytton Street  
Klamath Falls, OR 97601

18. Name and last known address

19. Name and last known address

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

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

Social security no. [last 4 digits]:  Unknown

Social security no. [last 4 digits]:  Unknown

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

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

20.  Continued on Attachment 20.

