

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



ITEM: 19.1  
(ID # 10497)

**MEETING DATE:**

Tuesday, August 01, 2023

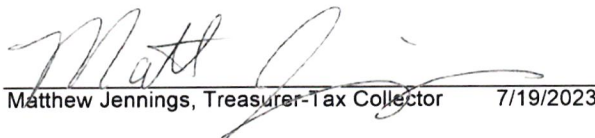
**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 254. Last assessed to: Jan Kathryn Fechter. District 5. [\$143,728-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Jan Fechter AKA Jan Kathryn Fechter, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 478181047-4;
2. Deny the claim from FYAD Enterprises, Inc., Assignee for the City of Moreno Valley for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 478181047-4;
3. Deny the claim from Norma R. Aceves for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 478181047-4;
4. Authorize and direct the Auditor-Controller to issue a warrant to Jan Fechter AKA Jan Kathryn Fechter in the amount of \$143,728.83, 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**

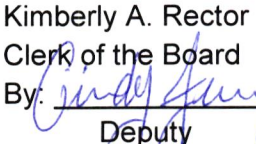
  
Matthew Jennings, Treasurer-Tax Collector 7/19/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez  
Nays: None  
Absent: None  
Date: August 1, 2023  
xc: Treasurer

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>	\$143,728	\$ 0	\$143,728	\$ 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>	23/24

**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 Report's Assessor's and Recorder's records, as well as other, various research methods were 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 Jan Fechter AKA Jan Kathryn Fechter based on a Quitclaim Deed recorded May 26, 1993 as Instrument No. 1993-196497.
2. Claim from FYAD Enterprises, Inc., Assignee for the City of Moreno Valley based on an Assignment of Right to Collect Excess Proceeds notarized February 23, 2018, Notices of Code Violation Non-Compliance recorded April 22, 1997 as Instrument No. 1997-135257, October 04, 2007 as Instrument No. 2007-0619748, October 10, 2007 as Instrument No. 2007-0627717, January 14, 2009 as Instrument No. 2009-0018454, November 21, 2014 as Instrument No. 2014-0446685, Release Notices of Code Violation Non-Compliance recorded November 15, 2017 as Instrument No. 2017-0478448, November 15, 2017 as Instrument No. 2017-0478447, November 15, 2017 as Instrument No. 2017-0478446, November 15, 2017 as Instrument No. 2017-0478445, and November 15, 2017 as Instrument No. 2017-0478444.
3. Claim from Norma R. Aceves based on a California Grant Deed recorded March 30, 2017 as Instrument No. 2017-0128555.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Jan Fechter AKA Jan Kathryn Fechter be awarded excess

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

proceeds in the amount of \$143,728.83. The claim from FYAD Enterprises, Inc., Assignee for the City of Moreno Valley be denied since the liens have been satisfied through Release Notices of Code Violation Non-Compliance recorded November 15, 2017 as Instrument No. 2017-0478448, November 15, 2017 as Instrument No. 2017-0478447, November 15, 2017 as Instrument No. 2017-0478446, November 15, 2017 as Instrument No. 2017-0478445, and November 15, 2017 as Instrument No. 2017-0478444. The claim from Norma R. Aceves be denied since claimant was not a party of interest at the time of sale. 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 assessee of the property.

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

**ATTACHMENT A. Claim Fechter**

**ATTACHMENT B. Claim FYAD**

**ATTACHMENT C. Claim Aceves**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/21/2023

  
Ronak Patel, Assistant HR Director 3/15/2023

**CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY**  
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 JUN 18 PM 2:06

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 209 Item 254 Assessment No.: 478181047-4

Assessee: FECHTER, JAN KATHRYN

Situs: 29180 WILLIAMS AVE MORENO VALLEY 92555

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 \$ 143,728.83 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. 2017-0128555 recorded on 3/30/2017. 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.**

15 documents attached. See document list for details.

- 1) Grant deed, 2) BIRTH CERT, 3) MARRIAGE CERT, 4) COURT FILING, 5) QUITCLAIM,
- 6) DEATH CERT, 7) FORM 1098, 8) NOTICE, 9) EDD doc 10) EDD doc
- 11) EDD doc, 12) TAX LIEN, 13) RECONVEYANCE, 14) PASSPORT, 15) SSA-1099

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 13 day of JUNE, 2018 at SACRAMENTO, CA  
County, State

Jan Fechter  
Signature of Claimant

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

JAN FECHTER  
Print Name

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

5350 DUNLAP DR #2914  
Street Address

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

SACRAMENTO, CA 95835  
City, State, Zip

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

951) 427-7776  
Phone Number

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



COPY 5

196497

RECORDING REQUESTED BY

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

NAME: JAN KATHRYN FECHTER  
 STREET ADDRESS: 29180 WILLIAMS ST.  
 CITY, STATE, ZIP: MORENO VALLEY CALIFORNIA 92555

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

RECEIVED FOR RECORD AT 8:00 O'CLOCK  
 MAY 26 1993  
 Recorder in Official Records of Riverside County, California  
 [Signature] Recorder Fees \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

computed on full value of property conveyed, or

computed on full value less value of liens and encumbrances remaining at the time of sale.

Signature of Declarant or Agent Determining Tax. \_\_\_\_\_ Firm Name \_\_\_\_\_

DAVID KEITH FECHTER  
(print or type name of grantor(s))

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to JAN KATHRYN FECHTER

the following described real property in the City of MORENO VALLEY  
 County of RIVERSIDE, State of California:

LOT 8 BLOCK 27 MB 011/019 SB MORENO  
 TOWN OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY  
 MAP ON FILE IN BOOK 11, PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY,  
 CALIFORNIA

Assessor's parcel No. 478181047-4

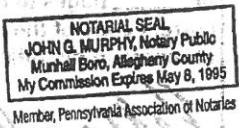
Executed on April 23rd, 1993, at Munhall, Pennsylvania  
(City and State)  
David K. Fechter

STATE OF ~~CALIFORNIA~~ Pennsylvania } ss.  
 COUNTY OF Allegheny

On this 23rd day of April, in the year 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared David Keith Fechter

personally known to me (or 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 it.

WITNESS my hand and official seal.  
John G. Murphy  
 Notary Public in and for said State.



MAIL TAX STATEMENTS TO \_\_\_\_\_  
 NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

My name is Jan  
Kethrup Fechter  
and I am one  
and the same  
connected to  
# 4781818047-4  
property at 29180  
Milledans, Mono  
Valley.

I hope I do not  
have a lawsuit nor  
do I know or was  
there known or  
Andie W. Martin, I  
also have never sold  
said property before  
9/2/17 the sale.

I also have been  
known by the follow-  
ing names

Jan  
Jan K  
Jan Kethrup  
attached to the  
following surnames  
Munier marden  
Starr marden  
Fechter marden

since 1971  
Jan 5/7. Fechter)

I assertain  
that Kimberly  
Starr is allowed  
full access to  
everything per-  
taining this  
matter

Jan Fichtel

**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 (Sacramento)

On 07/15/19 before me, Gabriela Garcia Alfaro Notary Public  
(insert name and title of the officer)

personally appeared Tan Kathryn Fechter  
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 [Handwritten Signature] (Seal)





**CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY**  
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 254 Assessment No.: 478181047-4

Assessee: FECHTER, JAN KATHRYN

Situs: 29180 WILLIAMS AVE MORENO VALLEY 92555

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

2018 MAR 12 PM 10:30

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$19,679.52 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.**

Attached: Assignment of Right to Collect Excess Proceeds,  
City of Moreno Valley Demand Letter, Lien 1997-135257,  
Lien 2007-0619748, Lien 2007-0627717, Lien 2009-0018454  
Lien 2014-0446685

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 23<sup>rd</sup> day of February, 2018 at San Bernardino, CA  
County, State

Freddy Cortez  
Signature of Claimant

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

FIAD Enterprises, Inc - Freddy Cortez  
Print Name

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

9155 Cameron St.  
Street Address

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

Rancho Cucamonga CA 91730  
City, State, Zip

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

909-730-8400  
Phone Number

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

ASSIGNMENT OF RIGHT 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 assign to FYAD Enterprises, Inc. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 478181047-4 sold at public auction on May 02, 2017. I understand that the total of excess proceeds available for refund is \$ 143,728.83 and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

[Signature]  
(Signature of Party of Interest/Assignor)

Arthur Steve Alvarado  
(Name Printed)

14177 Frederick Street  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_)

Moreno Valley, CA 92553  
(City/State/Zip)

951-413-3340  
(Area Code/Telephone Number)

On \_\_\_\_\_, before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, 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.

\_\_\_\_\_  
(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 (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature]  
(Signature of Assignee)

FYAD Enterprises, Inc.- Freddy Cortez  
(Name Printed)

9455 Cameron Street  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_)

Rancho Cucamonga, CA 91730  
(City/State/Zip)

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, 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.

SEE ATTACHED

\_\_\_\_\_  
(Signature of Notary)

(This area for official seal)

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 February 14, 2018 before me, Susan M. Cairns, Notary Public  
(Here insert name and title of the officer)

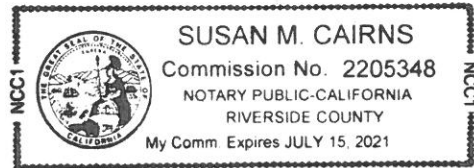
personally appeared Arthur Steve Alvarado,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~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.

Susan M. Cairns  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Assignment of Right to Collect Excess  
(Title or description of attached document)

Proceeds (29180 Williams Ave.)  
(Title or description of attached document continued)

Number of Pages 1 Document Date 2/14/18

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

\_\_\_\_\_ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other Code Comp Field Supervisor

### INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
  - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
  - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
  - Print the name(s) of document signer(s) who personally appear at the time of notarization.
  - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
  - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
  - Signature of the notary public must match the signature on file with the office of the county clerk.
    - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
    - ❖ Indicate title or type of attached document, number of pages and date.
    - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
  - Securely attach this document to the signed document with a staple.

# 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 San Bernardino )

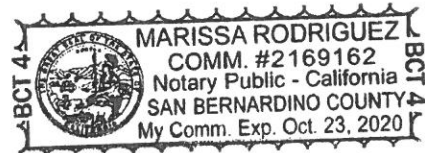
On 7/23/18 before me, Marissa Rodriguez, Notary Public  
(insert name and title of the officer)

personally appeared Freddy Cortez,  
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.

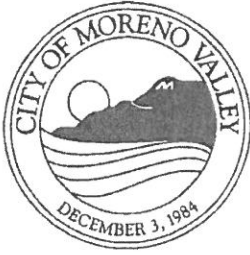
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)







**Community Development Department**  
Code & Neighborhood Services  
14177 Frederick Street  
P. O. Box 88005  
Moreno Valley CA 92552-0805  
Telephone: 951.413.3340  
FAX: 951.413.3345

October 19, 2017

Via Email: FYADENTERPRISES@OUTLOOK.COM

FYAD Enterprises, Inc.  
Attn: Freddy Cortez  
9455 Cameron Street  
Rancho Cucamonga, CA 91730

Request for Demand: APN: 478-181-047  
29180 WILLIAMS AVENUE, MORENO VALLEY

The City of Moreno Valley filed five Notice of Code Violation Non Compliance against the above mentioned property due to code violation deficiencies and non-compliance (M.V.M.C. 6.04.040(C)(1)(3): MAINTAINING A PROPERTY WITH OVERGROWN VEGETATION, WEEDS, LACK OF LANDSCAPE OR LANDSCAPE MAINTENANCE; M.V.M.C. 6.04.040(B)(2) & (3): MAINTAINING A PROPERTY WITH THE OUTDOOR STORAGE OF REFUSE, DEBRIS, FURNITURE, APPLIANCES OR OTHER HOUSEHOLD EQUIPMENT; M.V.M.C. 6.04.040(A)(3): MAINTAINING A PROPERTY THAT IS UNSECURED, AND ACCESSIBLE TO UNAUTHORIZED PERSONS;). Currently there are no active cases at property listed above; however, there are fees owed to the City listed below:

- Abatements: 6 \*Sent to Property Taxes for Collection
  - #1 City Abatement conducted on January 7, 2009 for Board up (windows).
  - #2 City Abatement conducted on February 3, 2010 for Removal of Junk/Trash/Debris.
  - #3 City Abatement conducted on August 4, 2011 for Removal of Junk/Trash/Debris.
  - #4 City Abatement conducted on June 4, 2012 for Removal of Junk/Trash/Debris.
  - #5 City Abatement conducted on July 9, 2012 for Board up.
  - #6 City Abatement conducted on January 8, 2015 for Junk/Trash/Debris.

**\*REQUIRED: MUST PROVIDE THE CITY WITH PROOF OF PAYMENT FROM RIVERSIDE COUNTY ASSESSORS OFFICE REGARDING ALL ABATEMENTS LISTED THAT WERE CONDUCTED BY CODE.**

- City Attorney Fees: \$1,698.52
- Administrative Citations issued for multiple code cases totaling: \$11,984.00:

<u>CITATION NO.</u>	<u>ISSUED</u>	<u>AMOUNT</u>
C02920	10/09/07	\$1,400.00
C02923	10/23/07	\$3,024.00
C02988	11/07/07	\$7,560.00

- Property Re-inspection fees for multiple code cases: 32 inspections x \$181.00/\$188.00 (fee increase effective 7/01/12) \$192.00 (fee increase effective 9/9/13) = \$5,997.00 (conducted 10/3/07, 10/08/07, 10/09/07, 10/23/07, 11/07/07, 11/29/07, 5/16/08, 12/23/08, 1/07/09, 1/12/09, 4/27/09, 7/26/11, 8/03/11, 7/09/12, 11/04/14, 11/19/14, 11/20/14, 12/02/14, 1/12/15, 1/14/15, 5/13/15, 12/21/16, 1/06/17, 1/27/17, 2/13/17, 3/01/17, 3/16/17, 4/06/17, 7/25/17, 8/22/17, 9/21/17, 9/29/17)

TOTAL FEES OWED: \$1,698.52 (City Attorney fees) + \$11,984.00 (Administrative Citations) + \$5,997.00 (Re-inspections) = **\$19, 679.52**

**Payment to satisfy this must be made to:**

City of Moreno Valley,  
 Attention: Virginia Zaragoza, Code & Neighborhood Services Division  
 14177 Frederick Street  
 P.O. Box 88005  
 Moreno Valley, CA 92552-0805

In order to release the five Notice of Code violation Non Compliance placed by City of Moreno Valley Code Compliance (recorded April 22, 1997 as document no. 135257, recorded October 4, 2007 as document no. 2007-0619748, recorded October 10, 2007 as document no. 2007-0627717, recorded January 14, 2009 as document no. 2009-0018454, recorded November 21, 2014 as document no. 2014-0446685), 1) payment of \$19,679.52 and 2) proof of payment from the County of Riverside Assessors Office for all City Abatements must be received. At that time the five Releases will be prepared and forwarded to you for recordation.

If you have any questions regarding this matter, please contact me directly at (951) 413-3341 or Code and Neighborhood Services at (951) 413-3340.

Sincerely,



Virginia Zaragoza  
 Administrative Assistant  
 Code & Neighborhood Services Division

**DEMAND IS VALID FOR 30 DAYS FROM DATE LISTED ABOVE**

135257

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AT 8:00 O'CLOCK

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Records in Official Records  
of Riverside County, California  
Recorder  
Fees \$

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RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

CITY OF MORENO VALLEY  
CODE COMPLIANCE DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

CITY OF MORENO VALLEY  
COMMUNITY DEVELOPMENT DEPARTMENT

EXEMPT PER GOVERNMENT CODE 6103

**NOTICE OF CODE VIOLATION NON COMPLIANCE**

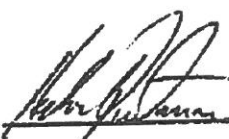
BEFORE THE CODE COMPLIANCE DIVISION  
OF THE CITY OF MORENO VALLEY, STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

In the matter of the Property of )  
FECHTER, KATHRYN JAN )  
29180 Williams Avenue )  
Moreno Valley, CA 92555 )  
and DOES I through X owners )

CASE NO. 478-181-047

NOTICE is hereby given that a Notice of Violation and Order to Comply action with respect to code violation deficiencies (**Health and Safety Hazards**) affecting structures or land located upon the following real property described herein is pending; that such action is based upon the noncompliance of Municipal Code violation(s) on/at such structures or land with the requirements of the City of Moreno Valley Municipal Code; affecting property located at **19180 Williams Avenue**, and more particularly described as having Assessor's Parcel Number: **478-181-047**, and that the costs incurred, including administrative/re-inspection/abatement costs, therein may become a lien on said property. That any purchaser or encumbrancer acquiring an interest in said property subsequent to the recording of this notice with the County Recorder shall have such interest subject and subordinate to said lien. Further details regarding this notice may be obtained by addressing an inquiry to the Community Development Department, Code Compliance Division (Phone: 909-413-3341), 14177 Frederick Street, Valley, California, 92552-0805.

QUENTIN K. STROM  
CODE COMPLIANCE COORDINATOR

By:   
CODE COMPLIANCE OFFICER

DOC # 2007-0619748

10/04/2007 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Recording Requested By, and  
When Recorded Mail To:

CITY OF MORENO VALLEY  
CODE & NEIGHBORHOOD SERVICES DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

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EXEMPT PER GOVERNMENT CODE 6103

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CITY OF MORENO VALLEY  
COMMUNITY DEVELOPMENT DEPARTMENT

BEFORE THE CODE & NEIGHBORHOOD SERVICES DIVISION  
OF THE CITY OF MORENO VALLEY, STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE



**NOTICE OF CODE VIOLATION NON COMPLIANCE**

In the matter of the Property of  
**JAN FECHTER**  
**29180 WILLIAMS AVE**  
**MORENO VALLEY CA 92555**  
and DOES I through X owners)

CASE NO: C07-02691

NOTICE is hereby given that a Notice of Violation and Order to Comply action with respect to code violation deficiencies (OPEN AND ACCESSIBLE DWELLING) affecting structures or land located upon the following real property described herein is pending; that such action is based upon the noncompliance of Municipal Code violation(s) on/at such structures or land with the requirements of the City of Moreno Valley Municipal Code; affecting property located at **29170 WILLIAMS AVE** Moreno Valley, Ca, and more particularly described as having Assessor's Parcel Number: **478-181-047** and that the costs incurred, including administrative/re-inspection/abatement costs, therein may become a lien on said property. That any purchaser or encumbrances acquiring an interest in said property subsequent to the recording of this notice with the County Recorder shall have such interest subject and subordinate to said lien. Further details regarding this notice may be obtained by addressing an inquiry to the Community Development Department, Code & Neighborhood Services Division (Phone: 951-413-3340), 14177 Frederick Street, Moreno Valley, California, 92553

ANTHONY HEISTERBERG  
CODE & NEIGHBORHOOD SERVICES MANAGER  
CITY OF MORENO VALLEY

Date 10/04/07

By:   
Henry M. Torrez Jr.  
CODE COMPLIANCE OFFICER



DOC # 2007-0627717

10/10/2007 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Recording Requested By, and  
When Recorded Mail To:

CITY OF MORENO VALLEY  
CODE & NEIGHBORHOOD SERVICES DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

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EXEMPT PER GOVERNMENT CODE 6103

CITY OF MORENO VALLEY  
COMMUNITY DEVELOPMENT DEPARTMENT

BEFORE THE CODE & NEIGHBORHOOD SERVICES DIVISION  
OF THE CITY OF MORENO VALLEY, STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE



**NOTICE OF CODE VIOLATION NON COMPLIANCE**

In the matter of the Property of  
**JAN FECHTER**  
**29180 WILLIAMS AVE**  
**MORENO VALLEY CA 92555**  
and DOES I through X owners)

CASE NO: C07-02691

NOTICE is hereby given that a Notice of Violation and Order to Comply action with respect to code violation deficiencies (PUBLIC NUISANCE, OVERGROWN TREES, JUNK, TRASH, AND DEBRIS, INOPERABLE VEHICLES, UNMAINTAINED LANDSCAPE, DETERIORATION OF FENCING ) affecting structures or land located upon the following real property described herein is pending; that such action is based upon the noncompliance of Municipal Code violation(s) on/at such structures or land with the requirements of the City of Moreno Valley Municipal Code; affecting property located at **29170 WILLIAMS AVE** Moreno Valley, Ca, and more particularly described as having Assessor's Parcel Number: **478-181-047** and that the costs incurred, including administrative/re-inspection/abatement costs, therein may become a lien on said property. That any purchaser or encumbrances acquiring an interest in said property subsequent to the recording of this notice with the County Recorder shall have such interest subject and subordinate to said lien. Further details regarding this notice may be obtained by addressing an inquiry to the Community Development Department, Code & Neighborhood Services Division (Phone: 951-413-3340), 14177 Frederick Street, Moreno Valley, California, 92553

ANTHONY HEISTERBERG  
CODE & NEIGHBORHOOD SERVICES MANAGER  
CITY OF MORENO VALLEY

Date 10/10/07

By:   
Henry M. Torrez Jr.  
CODE COMPLIANCE OFFICER

DOC # 2009-0018454

01/14/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Recording Requested By, and  
When Recorded Mail To:

CITY OF MORENO VALLEY  
CODE & NEIGHBORHOOD SERVICES DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

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EXEMPT PER GOVERNMENT CODE 6103

CITY OF MORENO VALLEY  
COMMUNITY DEVELOPMENT DEPARTMENT  
BEFORE THE CODE & NEIGHBORHOOD SERVICES DIVISION  
OF THE CITY OF MORENO VALLEY, STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

**NOTICE OF CODE VIOLATION NON COMPLIANCE**



In the matter of the Property of  
**JAN FECHTER**  
29180 WILLIAMS AVE  
MORENO VALLEY CA 92555  
and DOES I through X owners

CASE NOC08-05908

NOTICE is hereby given that a Notice of Violation and Order to Comply action with respect to code violation deficiencies MVMC 6.04.040 OPEN AND ACCESSIBLE STRUCTURE affecting structures or land located upon the following real property described herein is pending; that such action is based upon the noncompliance of Municipal Code violation(s) on/at such structures or land with the requirements of the City of Moreno Valley Municipal Code; affecting property located 29180 WILLIAMS, Moreno Valley, Ca, and more particularly described as having Assessor's Parcel Number: 478-181-047 and that the costs incurred, including administrative/re-inspection/abatement costs, therein may become a lien on said property. That any purchaser or encumbrances acquiring an interest in said property subsequent to the recording of this notice with the County Recorder shall have such interest subject and subordinate to said lien. Further details regarding this notice may be obtained by addressing an inquiry to the Community Development Department, Code & Neighborhood Services Division (Phone: 951-413-3340), 14177 Frederick Street, Moreno Valley, California, 92553

AL BRADY  
CODE & NEIGHBORHOOD SERVICES OFFICAL  
CITY OF MORENO VALLEY

Dated 1/12 2009

Attest: Jane Halstead  
Jane Halstead, City Clerk

By: J.R. TORREZ  
J.R. TORREZ  
CODE OFFICER

DOC # 2014-0446685

11/21/2014 09:50A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

City of Moreno Valley  
Code and Neighborhood Services  
Division  
P.O. Box 88005  
Moreno Valley, CA  
92552-0805

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Notice of Code Violation Non Compliance

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)

Recording Requested By, and  
When Recorded Mail To:

CITY OF MORENO VALLEY  
CODE & NEIGHBORHOOD SERVICES DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

EXEMPT PER GOVERNMENT CODE 6103

CITY OF MORENO VALLEY  
COMMUNITY DEVELOPMENT DEPARTMENT

BEFORE THE CODE & NEIGHBORHOOD SERVICES DIVISION  
OF THE CITY OF MORENO VALLEY, STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

**NOTICE OF CODE VIOLATION NON COMPLIANCE**

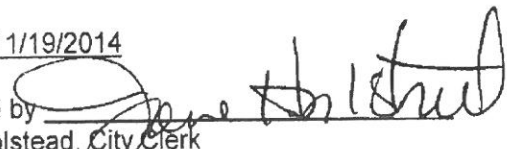
In the matter of the Property of  
**Jan Kathryn Fechter**  
1180 W. Westward Ave  
Banning, CA 92220  
and DOES I through X owners

CASE NO. C14-03428

NOTICE is hereby given that a Notice of Violation and Order to Comply action with respect to code violation deficiencies **MVMC 6.04.040 C1 Property, including any sidewalks and parkways adjacent thereto, containing weeds, dry grasses, dead trees, dead shrubs, or any other material which...constitute a fire hazard or a threat to public health** affecting structures or land located upon the following real property described herein is pending; that such action is based upon the noncompliance of Municipal Code violation(s) on/at such structures or land with the requirements of the City of Moreno Valley Municipal Code; affecting property located at **29180 Williams Avenue, Moreno Valley, CA**, and more particularly described as having Assessor's Parcel Number: **478-181-047** and that the costs incurred, including administrative/re-inspection/abatement costs, therein may become a lien on said property. That any purchaser or encumbrances acquiring an interest in said property subsequent to the recording of this notice with the County Recorder shall have such interest subject and subordinate to said lien. Further details regarding this notice may be obtained by addressing an inquiry to the Community Development Department, Code & Neighborhood Services Division (Phone: 951-413-3340), 14177 Frederick Street, Moreno Valley, California, 92553

Allen Brock  
Building & Neighborhood Services Division Manager  
CITY OF MORENO VALLEY

Dated 11/19/2014

Attested by   
Jane Halstead, City Clerk

  
Mark Mandel  
CODE COMPLIANCE



RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY OF MORENO VALLEY  
CODE & NEIGHBORHOOD SERVICES DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

2017-0478448

11/15/2017 12:14 PM Fee: \$ 23.00

Page 1 of 1

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



Le 48

GOVERNMENT CODE 6103.8 and 27361.3

**RELEASE NOTICE OF CODE VIOLATION NON COMPLIANCE**

**ABATEMENT OF NUISANCE - MORENO VALLEY MUNICIPAL CODE SECTION 6.04**

In the matter of the public  
nuisance on property of

**FECHTER, KATHRYN JAN**  
29180 Williams Avenue  
Moreno Valley, CA 92555

CASE NO: 478-181-047

**AND DOES I through X, owners:**

Notice is hereby given that the condition(s) located at 19180 Williams Avenue, Moreno Valley and having APN: 478-181-047 being no cause for a tax and special assessment lien on the real property because of proceedings giving rise to the execution and recording of the above mentioned Notice of Code Violation Non Compliance; now therefore,

The above mentioned Notice of Code Violation Non Compliance recorded on April 22, 1997 as Document No. 135257, is hereby released and said document shall be of no further force or effect.

COMMUNITY DEVELOPMENT DEPT

DATED: November 3, 2017

ALLEN D. BROCK, CBO  
COMMUNITY DEVELOPMENT DIRECTOR

By:

*Virginia Zaragoza*  
Virginia Zaragoza,  
Administrative Assistant/Records Clerk

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 )

ss

County of Riverside )

On November 15, 2017, before me, Pat Jacquez-Nares, City Clerk, personally appeared Virginia Zaragoza, 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 she executed the same in her authorized capacity, and that by her 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.

*Pat Jacquez-Nares*  
Pat Jacquez-Nares, City Clerk



RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

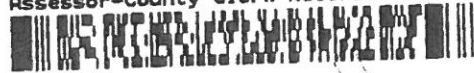
CITY OF MORENO VALLEY  
CODE & NEIGHBORHOOD SERVICES DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

**2017-0478447**

11/15/2017 12:14 PM Fee: \$ 23.00

Page 1 of 1

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



*cell*

GOVERNMENT CODE 6103.8 and 27361.3

**RELEASE NOTICE OF CODE VIOLATION NON COMPLIANCE**

**ABATEMENT OF NUISANCE - MORENO VALLEY MUNICIPAL CODE SECTION 6.04**

In the matter of the public  
nuisance on property of

**JAN FECHTER  
29180 WILLIAMS AVE  
MORENO VALLEY CA 92555**

CASE NO: C07-02691

**AND DOES I through X, owners:**

Notice is hereby given that the condition(s) located at **29170 WILLIAMS AVE** Moreno Valley and having **APN: 478-181-047** being no cause for a tax and special assessment lien on the real property because of proceedings giving rise to the execution and recording of the above mentioned Notice of Code Violation Non Compliance; now therefore,

The above mentioned Notice of Notice of Code Violation Non Compliance recorded on **October 4, 2007** as Document No. **2007-0619748**, is hereby released and said document shall be of no further force or effect.

COMMUNITY DEVELOPMENT DEPT

DATED: November 3, 2017

ALLEN D. BROCK, CBO  
COMMUNITY DEVELOPMENT DIRECTOR

By:

*Virginia Zaragoza*  
Virginia Zaragoza  
Administrative Assistant/Records Clerk

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 )

SS

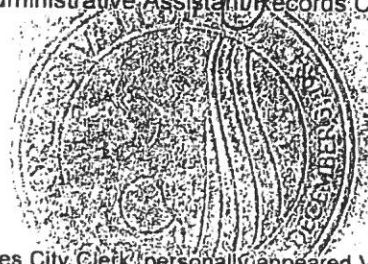
County of Riverside )

On **NOVEMBER 6, 2017**, before me, Pat Jacquez-Nares, City Clerk, personally appeared **Virginia Zaragoza**, 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 she executed the same in her authorized capacity, and that by her 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.

*Pat Jacquez-Nares*  
Pat Jacquez-Nares, City Clerk



RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY OF MORENO VALLEY  
CODE & NEIGHBORHOOD SERVICES DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

**2017-0478446**

11/15/2017 12:14 PM Fee: \$ 23.00

Page 1 of 1

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



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GOVERNMENT CODE 6103.8 and 27361.3

**RELEASE NOTICE OF CODE VIOLATION NON COMPLIANCE**

**ABATEMENT OF NUISANCE - MORENO VALLEY MUNICIPAL CODE SECTION 6.04**

In the matter of the public  
nuisance on property of

**JAN FECHTER  
29180 WILLIAMS AVE  
MORENO VALLEY CA 92555**

CASE NO: C07-02691

**AND DOES I through X, owners:**


Notice is hereby given that the condition(s) located at **29170 WILLIAMS AVE** Moreno Valley and having **APN: 478-181-047** being no cause for a tax and special assessment lien on the real property because of proceedings giving rise to the execution and recording of the above mentioned Notice of Code Violation Non Compliance; now therefore,

The above mentioned Notice of Notice of Code Violation Non Compliance recorded on **October 10, 2007** as Document No. **2007-0627717**, is hereby released and said document shall be of no further force or effect.

COMMUNITY DEVELOPMENT DEPT

DATED: November 3, 2017

- ALLEN D. BROCK, CBO  
COMMUNITY DEVELOPMENT DIRECTOR

By:   
Virginia Zaragoza  
Administrative Assistant/Records Clerk

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 )

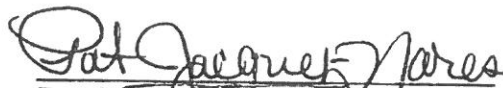
ss

County of Riverside )

On **November 6, 2017**, before me, Pat Jacquez-Nares, City Clerk, personally appeared **Virginia Zaragoza**, 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 she executed the same in her authorized capacity, and that by her 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.

  
Pat Jacquez-Nares, City Clerk





RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY OF MORENO VALLEY  
CODE & NEIGHBORHOOD SERVICES DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

2017-0478445

11/15/2017 12:14 PM Fee: \$ 23.00

Page 1 of 1

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



645

GOVERNMENT CODE 6103.8 and 27361.3

RELEASE NOTICE OF CODE VIOLATION NON COMPLIANCE

**ABATEMENT OF NUISANCE - MORENO VALLEY MUNICIPAL CODE SECTION 6.04**

In the matter of the public  
nuisance on property of

**JAN FECHTER  
29180 WILLIAMS AVE  
MORENO VALLEY CA 92555**

CASE NO: C08-05908

**AND DOES I through X, owners:**

Notice is hereby given that the condition(s) located at 29180 WILLIAMS, Moreno Valley and having APN: 478-181-047 being no cause for a tax and special assessment lien on the real property because of proceedings giving rise to the execution and recording of the above mentioned Notice of Code Violation Non Compliance; now therefore,

The above mentioned Notice of Notice of Code Violation Non Compliance recorded on January 14, 2009 as Document No. 2009-0018454, is hereby released and said document shall be of no further force or effect.

COMMUNITY DEVELOPMENT DEPT

DATED: November 3, 2017

ALLEN D. BROCK, CBO  
COMMUNITY DEVELOPMENT DIRECTOR

By: *Virginia Zaragoza*  
Virginia Zaragoza  
Administrative Assistant/Records Clerk

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 )

SS

County of Riverside )

On November 6, 2017, before me, Pat Jacquez-Nares, City Clerk, personally appeared Virginia Zaragoza, 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 she executed the same in her authorized capacity, and that by her 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.

*Pat Jacquez-Nares*  
Pat Jacquez-Nares, City Clerk



RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY OF MORENO VALLEY  
CODE & NEIGHBORHOOD SERVICES DIVISION  
P.O. BOX 88005  
MORENO VALLEY CA 92552-0805

**2017-0478444**

11/15/2017 12:14 PM Fee: \$ 23.00

Page 1 of 1

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



648

GOVERNMENT CODE 6103.8 and 27361.3

**RELEASE NOTICE OF CODE VIOLATION NON COMPLIANCE**

**ABATEMENT OF NUISANCE - MORENO VALLEY MUNICIPAL CODE SECTION 6.04**

In the matter of the public  
nuisance on property of

**Jan Kathryn Fechter**  
1180 W. Westward Ave  
Banning, CA 92220

CASE NO: C14-03428

**AND DOES I through X, owners:**


Notice is hereby given that the condition(s) located at **29180 Williams Avenue**, Moreno Valley and having **APN: 478-181-047** being no cause for a tax and special assessment lien on the real property because of proceedings giving rise to the execution and recording of the above mentioned Notice of Code Violation Non Compliance; now therefore,

The above mentioned Notice of Code Violation Non Compliance recorded on **November 21, 2014** as Document No. **2014-0446685**, is hereby released and said document shall be of no further force or effect.

COMMUNITY DEVELOPMENT DEPT

DATED: November 3, 2017

ALLEN D. BROCK, CBO  
COMMUNITY DEVELOPMENT DIRECTOR

By:   
Virginia Zaragoza  
Administrative Assistant/Records Clerk

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 )

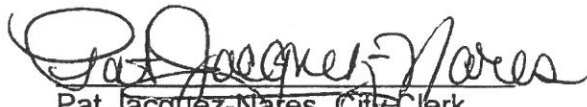
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County of Riverside )

On November 15, 2017, before me, Pat Jacquez-Nares, City Clerk, personally appeared Virginia Zaragoza, 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 she executed the same in her authorized capacity, and that by her 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.

  
Pat Jacquez-Nares, City Clerk





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

RECEIVED  
2017 AUG 23 AM 8:27  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 254 Assessment Number: 478181047-4

Assessee: FECHTER, JAN KATHRYN

Situs: 29180 WILLIAMS AVE MORENO VALLEY 92555

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 \$143,728.83 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. 0128555; recorded on 03/30/2017. 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 09 day of August, 2017 at Riverside County, CA  
County, State

Norma E. Acevedo  
Signature of Claimant

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

Norma E. Acevedo  
Print Name

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

29045 Bay Ave  
Street Address

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

Moreno Valley Ca 92555  
City, State, Zip

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

760 455 5764  
Phone Number

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

AFTER RECORDING:  
RETURN & SEND TAX STATEMENTS TO:  
NORMA R. ACEVES  
29045 BAY AVE.  
MORENO VALLEY, CA. 92555

**2017-0128555**

03/30/2017 04:51 PM Fee: \$ 18.00

Page 1 of 2

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



411

SPACE ABOVE THIS LINE RESERVED FOR RECORDERS OFFICE

## CALIFORNIA GRANT DEED

APN # 478181047-4

- This transfer is exempt from the documentary transfer tax  
 The documentary transfer tax is \$ 104.50 and is computed on:  
 the full value of the interest in the property conveyed  
 the full value less the value of liens of encumbrances remaining at the time of sale  
The property is located in an  unincorporated area.  the city of Moreno, California.

For a valuable consideration, receipt of which is hereby acknowledged, "JAN K. FECHTER TRUST"

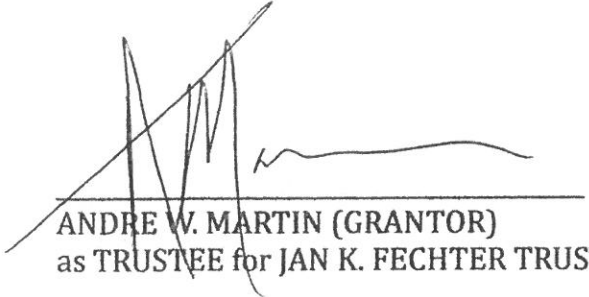
hereby grant(s) to : "NORMA R. ACEVES (A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY)

the following real property in the City of Moreno Valley, County of Riverside, State of California:

LEGAL DESCRIPTION AS FOLLOWS:

LOT 8 IN BLOCK 27 OF MORENO, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

known by street and address as: 29180 WILLIAMS AVENUE MORENO VALLEY, CA. 92555

  
\_\_\_\_\_  
ANDRE W. MARTIN (GRANTOR)  
as TRUSTEE for JAN K. FECHTER TRUST

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 the document.

STATE OF CALIFORNIA )

COUNTY OF SAN DIEGO ) ss:

On March 18, 2017, before me, Rita A. Temple, a Notary Public in and for said state personally appeared Andre W. Martin , personally known to me or proved to me on the basis of satisfactory evidence to be the person whose names 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 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

Rita A. Temple  
Signature of NOTARY PUBLIC



My commission expires Jul 25, 2018

{ NOTARY SEAL }

To:  
Escrow Officer:

File No: **0623-5411779**  
Today's Date: **04/13/2017**  
APN No.: **478-181-047**

**AFFIDAVIT OF EXECUTION AND DELIVERY OF DEED \***

STATE OF ARIZONA }  
COUNTY OF MARICOPA }ss.

I/we, the undersigned, , who are of legal age, being first duly sworn, depose and state under penalty of perjury under the laws of the State of California that:

- Attached as **Exhibit A** to this Affidavit is a true and correct copy of that certain deed dated which I/we executed as grantor granting the real property referenced therein ("Real Property") to as grantee. Said deed was recorded on as Instrument No. in the Official Records of the County of Riverside, State of California ("Deed").
- I/we executed the Deed on before , a notary public, as indicated on the Deed.
- I/we delivered the Deed to the Grantee for:

Mark one of the following:

- adequate consideration,
- love and affection, or
- ASSUMPTION OF EXISTING DEBT. (provide details).

- I/we have received all consideration due and I/we claim no ownership interest in the property herein described.
- I/we understand that if elects to rely on this Affidavit and to issue a title insurance policy with respect to the further transfer of the Real Property to third parties, will do so in material reliance on this Affidavit and that I/we are estopped from asserting any facts in conflict with the statements made herein.

Executed on APRIL 19, 2017, PHOENIX, ARIZONA  
(City) (State)

[Signature]  
ANDRES MARTIN

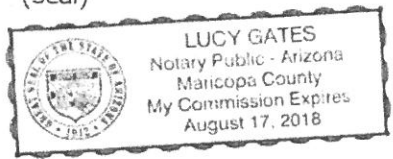
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ ARIZONA )SS  
COUNTY OF MARICOPA )

Subscribed and sworn to (or affirmed) before me on this April day of 19, 2017, by ANDRES MARTIN, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

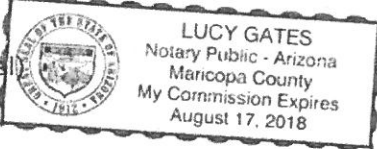
Signature [Signature]



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~~ Arizona )SS  
COUNTY OF MARICOPA )

Subscribed and sworn to (or affirmed) before me on this April day of 19, 2012,  
by ANDRES MARTIN, proved to me on the basis of satisfactory  
evidence to be the person(s) who appeared before me.

(Seal) 

Signature Lucy Gates

\* Execution and delivery of this Affidavit by Declarant does not in any way require to insure the current transaction to third parties.



**Exhibit A  
Copy of Deed**

(Attach a copy of the Deed referenced in the Affidavit)

JUL 24 2019

RECEIVED

**Financial Durable Power of Attorney**

KNOW ALL MEN BY THESE PRESENTS, that JAN KATHRYN FECHTER (hereinafter referred to as "Principal") has made, constituted and appointed, and by these presents does make, constitute and appoint ANDRE W. MARTIN (hereinafter referred to as "Agent"), true and lawful attorney for Principal and in the name, place and stead of Principal.

This Power is given to enable the Agent to hold and administer ONLY the assets of the Principal in real estate and/or real property and limited to the financial affairs of the property located at 29180 WILLIAMS AVENUE MORENO VALLEY, CALIFORNIA 92555, and this Power includes the right to perform all of the following functions: To purchase flower bonds; to form corporations; to reorganize corporations of which Principal is a stockholder, to purchase life or health insurance without the necessity of seeking court approval; to allow the Agent to make tax-free gifts of the Principal's assets; to authorize the Agent to disclaim property interests which the Principal may be entitled to receive; to fund revocable trusts of which the Principal is trustor or settlor; to buy and sell and transfer real estate and securities; and to do all other acts which the Agent deems to be in the interest of the Principal including but not limited to the following

1. The Agent is specifically given the power to perform all of the tasks which the Principal would perform for and on behalf of the Principal and in addition thereto the Agent is given the power to act as Guardian for the Principal and the principal hereby appoints the Agent as Guardian for the Principal during times when the Principal is incapable of acting.
2. Agent is specifically given the power to manage the financial affairs of the Principal in the event Principal is disabled or incapacitated including managing real estate, personal property, collecting income, selling of assets required to meet additional expenses of the Principal, and reinvesting proceeds received from investments.
3. Agent is specifically given the power to pay bills and other obligations of Principal during any period of disability and to pay those bills on a current basis. Agent is given authority to borrow money in order to meet obligations rather than liquidate assets at depressed prices. Agent is specifically given the power to borrow from banks and insurance companies.
4. Agent is specifically given authority to continue any business which the Principal may on during any time that the Principal is disabled or incapacitated. Agent is specifically given the authority to continue the business and to use all assets which may be necessary to fulfill this decision, even those assets not previously committed to the business.
5. Agent is specifically given authority to create trusts to manage Principal's significant security holdings requiring professional management if the Agent believes this to be important. Agent is authorized to transfer securities to the trustee for continued management in the trust. Agent is further given authority to withdraw assets from the trust to meet the needs of the Principal. In addition, Agent is given the authority to transfer assets from the Principal's name to any revocable or irrevocable living trust which Principal may have established during Principal's life.
6. Agent is specifically given authority to commence any litigation for and on behalf of Principal or to continue any litigation for and on behalf of Principal. Agent is specifically given the power to prosecute or defend claims, including the right to settle matters and grant releases. Agent is specifically given the authority to employ or discharge attorneys and to make binding arrangements on behalf of Principal.
7. Agent is specifically given the authority for filing tax returns and handling all other matters related to the Principal's taxes, including handling tax disputes with the Internal Revenue Service. Agent is given specific authority to represent the Principal in tax matters including the right to sign Internal Revenue Service Power of Attorney, Form 2848.
8. Agent is specifically given the authority to make health care decisions for and on behalf of the Principal. The Agent is given the specific authority to have access to medical records and to disclose the records to others, to employ and discharge physicians and to consent or refuse to consent to medical procedures.

In additions, the Agent is given authority to authorize admission of the Principal to a hospital, including a psychiatric hospital or nursing home, and to sign appropriate consents and releases.

The Principal exonerates the Agent from liability for all non-negligent acts of the Agent.

This Power of Attorney shall not be affected by disability, illness or incapacitation of the Principal. All acts done by Agent pursuant to the powers conferred herein, during any period of disability, incompetence or incapacitation, shall have the same effect and inure to the benefit of and bind the principal or his/her heirs, devisees and Personal Representative, as if the Principal were competent and not disabled or incapacitated;

GIVING AND GRANTING unto said Agent full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done, as fully to all intents and purposes as the Principal might or could do if personally present; hereby ratifying and confirming all that said Agent shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, the hand and seal of Principal has hereunto been affixed this

*Jan K. Fechter*  
JAN KATHRYN FECHTER. ("Principal")

*Andre W. Martin*  
ANDRE W. MARTIN ("Agent")

STATE OF CALIFORNIA )  
  )ss.  
COUNTY OF RIVERSIDE )

On this 20 day of April, 2007, JAN KATHRYN FECHTER personally appeared before me, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

*Paul K. Witherspoon*  
Notary Public



{Notary Seal}


My Commission Expires:

Oct 5, 2007

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On this 20 day of April, 2007, ANDRE W. MARTIN personally appeared before me, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

  
Notary Public



{Notary Seal}

My Commission Expires:

Oct 5, 2007