

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



ITEM: 19.8  
(ID # 13205)

MEETING DATE:  
Tuesday, August 01, 2023

**FROM :** TREASURER-TAX COLLECTOR:

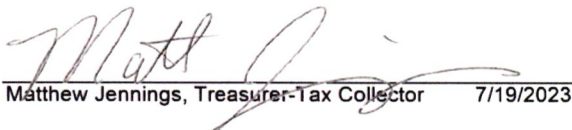
**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 197. Last assessed to: William P. DeCasas, a single man; and S. Tony Lepe, a single man. District 5. [\$37,213-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from the State of California, Franchise Tax Board for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 419082010-3;
2. Approve the claim from S. Tony Lepe, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 419082010-3;

Continued to page 2

**ACTION:**Policy

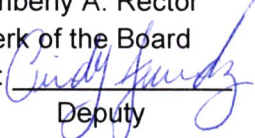
  
Matthew Jennings, Treasurer-Tax Collector 7/19/2023

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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**

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

3. Approve the claim from Global Discoveries, Ltd., Assignee for William P. DeCasas, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 419082010-3;
4. Deny the claim from the City of Banning for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 419082010-3;
5. Deny the claim from Cochran Investment Company, Inc., Assignee for William DeCasas for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 419082010-3;
6. Deny the claim from Olson Law Firm, Agent for William DeCasas for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 419082010-3;
7. Direct the Treasurer-Tax Collector to provide to the Auditor-Controller the Order to Withhold Personal Income Tax from the Franchise Tax Board with respect to William DeCasas;
8. Authorize and direct the Auditor-Controller to issue a warrant to the State of California, Franchise Tax Board in the amount of \$8,328.08, a separate warrant to the State of California, Franchise Tax Board in the amount of \$13,655.49, to S. Tony Lepe in the amount of \$14,442.82 and to Global Discoveries, Ltd., Assignee for William P. DeCasas in the amount of \$787.33, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$37,213	\$ 0	\$37,213	\$ 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

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

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 six claims for excess proceeds:

1. Claim from the State of California, Franchise Tax Board based on a Notice of State Tax Lien recorded September 30, 2014 as Instrument No. 2014-0371666 and an Order to Withhold Personal Income Tax dated April 3, 2023.
2. Claim from S. Tony Lepe based on a Grant Deed recorded December 3, 2013 as Instrument No. 2013-0563199.
3. Claim from Global Discoveries, Ltd., Assignee for William P. DeCasas based on an Assignment of Right to Collect Excess Proceeds notarized August 7, 2017, and a Grant Deed recorded December 3, 2013 as Instrument No. 2013-0563199.
4. Claim from the City of Banning based on a Public Nuisance Abatement Invoice dated June 20, 2017.
5. Claim from Cochran Investment Company, Inc., Assignee for William DeCasas based on an Assignment of Right to Collect Excess Proceeds notarized April 24, 2018, and a Grant Deed recorded December 3, 2013 as Instrument No. 2013-0563199.
6. Claim from Olson Law Firm, Agent for William DeCasas based on an Authorization for Agent to Collect Excess Proceeds notarized June 15, 2018, and a Grant Deed recorded December 3, 2013 as Instrument No. 2013-0563199.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the State of California, Franchise Tax Board be awarded excess proceeds in the amount of \$8,328.08, S. Tony Lepe be awarded excess proceeds in the amount of \$14,442.82 and Global Discoveries, Ltd., Assignee for William P. DeCasas be awarded excess proceeds in the amount of \$14,442.82. The claim from the City of Banning be denied since the claimant withdrew their claim. The claims from Cochran Investment Company, Inc., Assignee for William DeCasas and Olson Law Firm, Agent for William DeCasas be denied since William DeCasas had previously assigned his right to collect excess proceeds to Global Discoveries, Ltd. on August 7, 2017.

With respect to the claim assigned by William DeCasas, the State of California Franchise Tax Board also issued an Order to Withhold California Personal Income Tax in the amount of \$13,655.49, pursuant to Revenue and Taxation Code Section 18670. By law, the County must retain that amount from the excess proceeds awarded on the claim originating with Mr. DeCasas and remit that amount to the Franchise Tax Board to satisfy delinquent tax debts owed by Mr. DeCasas.

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

Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Residents and Businesses**

Excess proceeds will be released to a lienholder and to the last assesses of the property.

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

**ATTACHMENT A. Claim FTB**

**ATTACHMENT B. Claim Lepe**

**ATTACHMENT C. Claim Global**

**ATTACHMENT D. Claim Banning**

**ATTACHMENT E. Claim Cochran**

**ATTACHMENT F. Claim Olson**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/21/2023

  
Kristine Bell-Valdez, Supervising Deputy County Counsel 6/30/2023





STATE OF CALIFORNIA  
**FRANCHISE TAX BOARD**  
 COLLECTION ADVISORY TEAM, MS A-240  
 PO BOX 2952  
 SACRAMENTO CA 95812-2952

EP 209-197

October 26, 2017  
**RECEIVED**

2017 NOV -9 AM 9:30

RIVERSIDE COUNTY  
 TREAS-TAX COLLECTOR

**CLAIM FOR EXCESS PROCEEDS**

COUNTY OF RIVERSIDE-EXCESS PROCEEDS  
 DON KENT-TREASURER/TAX COLLECTOR  
 PO BOX 12005  
 RIVERSIDE CA 92502-2205

**Subject : Claim For Excess Proceeds**  
 Taxpayer (s) : William Decasas  
 FTB ID-No. : 1  
 Real Property : 5344 W Ramsey St, Banning, CA 92220  
 Assessment No. : 419082010-3 TC: 209 Item: 197  
 Date of Tax Sale : May 2, 2017

I, Brenda Sizer, am the Supervisor of the Collection Advisory Team, Special Services Section, of the State of California, Franchise Tax Board and am authorized to execute this claim on behalf of said Board.

The Franchise Tax Board hereby claims any or all of the excess proceeds resulting from the trustee sale on May 2, 2017.

The claim is based on the fact that the Franchise Tax Board was a party in interest in the property at the time of sale and the following proof is submitted to establish rights to the excess proceeds:

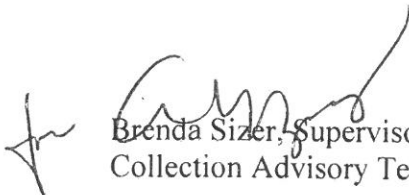
A Certificate of Tax Due and Delinquency reflecting the current tax indebtedness of WILLIAM DECASAS, FTB TPID NO.

A perfected and enforceable state tax lien arose upon all real property of WILLIAM DECASAS, pursuant to Revenue and Taxation Code Section 19221.

The amount of the claim for the Franchise Tax Board is **\$8,328.08**, as of May 2, 2017.

I declare under penalty of perjury that the foregoing and attached supporting document is true and correct.

If you have any questions regarding this claim, contact Patricia Rojas of this department at (916) 845-4130.

  
 Brenda Sizer, Supervisor  
 Collection Advisory Team

State of California  
Franchise Tax Board

Certificate of Tax Due and Delinquency

Filed Pursuant to Part 10 or 11, Division 2, Revenue and Taxation Code

State of California )  
County of Sacramento )

The Franchise Tax Board certifies:

The taxpayer, is delinquent in payment of tax, penalties, interest and costs imposed upon the provisions of the California Revenue and Taxation Code.

The name of the taxpayer, the last known address, and the amount of the delinquent tax, penalties, interest and costs owed by the taxpayer are as follows:

WILLIAM DECASAS  
861 N CHERRY ST  
BANNING, CA 92220-2711

Tax Year	Tax	Penalties	Interest	Fees	Payments	Total
2004	\$3,454.00	\$863.50	\$3,137.27	\$0.00	\$30.32	\$7,424.45
2005	\$318.00	\$179.50	\$281.13	\$125.00*	\$0.00	\$903.63
<b>Total Liened</b>	<b>\$3,772.00</b>	<b>\$1,043.00</b>	<b>\$3,418.40</b>	<b>\$125.00</b>	<b>\$30.32</b>	<b>\$8,328.08</b>

Tax Year	Tax	Penalties	Interest	Fees	Payments	Total
2004	\$0.00	\$0.00	\$147.73	\$0.00	\$0.00	\$147.73
2005	\$0.00	\$0.00	\$17.70	\$0.00	\$0.00	\$17.70
2015	\$574.00	\$143.50	\$39.86	\$0.00	\$0.00	\$757.36
<b>Total Un-Liened</b>	<b>\$574.00</b>	<b>\$143.50</b>	<b>\$205.29</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$922.79 **</b>

Additional interest and penalties accrue until paid in full.

Balances reflect the secured delinquent amount as of the date of the trustee's sale that was subject to a filed or recorded Notice of State Tax Lien prior to the trustee's sale on May 2, 2017.

\*The 2005 tax year filing enforcement cost fee has been discharged in bankruptcy; however, the real property in question is subject to the in rem obligation.

\*\*Balances reflect the delinquent amount as of the date of this certificate that was not subject to a filed or record Notice of State Tax Lien prior to the trustee's sale on May 2, 2017.

The following Notice(s) of State Tax Lien has (have) been recorded or filed:

Certificate No. 14259682085 recorded in the office of the county recorder of Riverside on September 30, 2014 for the tax years 2004, 2005, and 2007 under Instrument No. 2014-0371666.

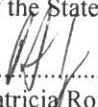
The taxpayer is indebted to the State of California in the above amount. No part of the indebtedness has been paid. The whole thereof is due, owing and unpaid from the taxpayer to the State of California. The Franchise Tax Board has fully complied with all provisions of the Revenue and Taxation Code relating to the computation and levy of the tax, penalties, interest and costs.

IN WITNESS WHEREOF, the Franchise Tax Board has caused this Certificate to be executed in its name and on its behalf and its seal to be affixed by the undersigned, thereunto dully authorized.

Dated                    October 26, 2017  
                                  (Seal)

FRANCHISE TAX BOARD  
of the State of California

BY .....

  
Patricia Rojas, Specialist  
(916) 845-4130

Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

DOC # 2014-0371666

09/30/2014 02:05P Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

And When Recorded Mail to

Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952



### Notice of State Tax Lien



Filed With: RIVERSIDE

Certificate Number: 14259682085

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer(s) as follows:

Name of Taxpayer(s) : WILLIAM DECASAS

FTB Account Number :

Social Security Number(s)

Last Known Address : 10001 BELLFLOWER AVE  
: CHERRY VALLEY, CA 92223-5501

For Taxable Years : 2007,2005,2004

Total Lien Amount \* : 7773.65

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

Dated: 09/16/14

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By: *Opzel G. Brunette*

Authorized facsimile signature.

\*Additional interest is accruing at the rate prescribed by law.





STATE OF CALIFORNIA

**FRANCHISE TAX BOARD**

COLLECTION ADVISORY TEAM, M/S A-240  
P. O. BOX 2952  
SACRAMENTO CA 95812-2952

April 3, 2023

**COUNTY OF RIVERSIDE-EXCESS PROCEEDS  
MEGAN MONTELLANO-TREASURER/TAX COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205**

**RECEIVED**  
2023 APR 17 PM 10:05  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

**Subject : ORDER TO WITHHOLD PERSONAL INCOME TAX**  
Taxpayer (s) : William Decasas  
FTB ID-No. :  
Real Property : 5344 W Ramsey St, Banning, CA 92220  
Assessment No. : 419082010-3 TC: 209 Item: 197  
Date of Tax Sale : May 2, 2017

When the Franchise Tax Board receives a request for a claim to excess proceeds and there is an unpaid balance for California Personal Income Tax that is not secured by a recorded lien, this department may issue to the trustee an ORDER TO WITHHOLD PERSONAL INCOME TAX. Pursuant to Revenue and Taxation Code 18670(a), this order attaches to all credits, personal property or other things of value in your control belonging to WILLIAM DECASAS. **This OTW is in addition and supplement to the Franchise Tax Board Claim For Surplus Funds.** When paying the Franchise Tax Board by check, it is essential that the FTB account number appear on the check. Referencing any other number will delay the processing of the check.

If you have any questions regarding this claim, please contact the undersigned.

*Patricia Rojas*

Patricia Rojas, Specialist  
Collection Advisory Team  
(916) 845-4130



STATE OF CALIFORNIA  
 Franchise Tax Board, M/S A-240  
 PO BOX 2952  
 SACRAMENTO CA 95812-2952  
 (916)845-4130

**ORDER TO WITHHOLD  
 PERSONAL INCOME TAX**

**PART 1 — RETAIN FOR YOUR RECORDS**

Date: APRIL 3, 2023

COUNTY OF RIVERSIDE  
 EXCESS PROCEEDS  
 MEGAN MONTELLANO-TREASURER/TAX  
 COLLECTOR  
 PO BOX 12005  
 RIVERSIDE CA 92502-2205

Case No.: 419082010-3  
 Acct. No.:  
 SSN:  
 Tax Year(s): 2004, 2005, 2015, 2016, 2017, 2018, 2019, 2020

Taxpayer's Name and Address:

WILLIAM DECASAS  
 5344 W RAMSEY ST  
 BANNING CA 92220

<b>AMOUNT DUE</b> <b>\$ 13,655.49</b>
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We are issuing THIS ORDER TO WITHHOLD to enforce payment of an amount due for California Personal Income Tax. The taxpayer has not paid the amount due, shown above. (See reverse side for applicable sections of the California Revenue and Taxation Code.)

THIS ORDER ATTACHES TO ALL CREDITS, PERSONAL PROPERTY, OR OTHER THINGS OF VALUE IN YOUR POSSESSION OR UNDER YOUR CONTROL BELONGING TO THE TAXPAYER. THIS INCLUDES, BUT IS NOT LIMITED TO, PAYMENTS DUE THE TAXPAYER AS A RESULT OF THE TAX- DEFAULT SALE OF PARCEL 419082010-3 ON MAY 2, 2017. THIS ORDER PERTAINS TO A LIABILITY NOT CLAIMED HEREIN.

YOU ARE REQUIRED TO WITHHOLD the lesser of (1) the amount due shown above, or (2) the amount in your possession or under your control belonging to the taxpayer at the time you received this Order.

IN COMPLYING WITH THIS ORDER, WE REQUEST THAT YOU:

1. NOTIFY the taxpayer that you are withholding funds pursuant to the order by delivering PART 3 to the taxpayer as soon as possible.
2. RETAIN ANY FUNDS WITHHELD FOR 10 BUSINESS DAYS FROM THE DATE YOU RECEIVED THIS ORDER OR UNTIL THE DISTRIBUTION OF FUNDS HAVE BECOME FINAL, WHICHEVER IS LATER. AT THE END OF THE HOLDING PERIOD, REMIT ANY FUNDS WITHHELD UNLESS YOU HAVE RECEIVED A RELEASE FROM THIS DEPARTMENT. PLEASE INCLUDE A COPY OF THIS ORDER WITH YOUR REMITTANCE.
3. COMPLETE the questionnaire on PART 2. Please attach your remittance, if any, to that page and mail it to the Franchise Tax Board office shown at the top of this page (envelope enclosed).
4. ADVISE any interested parties to present claims to the Franchise Tax Board.
5. REFER to PART 2 if you possess or control any property other than cash, payments or credits belonging to the taxpayer.

## EXCERPTS FROM CALIFORNIA REVENUE AND TAXATION CODE

### 18670. NOTICE TO WITHHOLD, HOW SERVED

(a) The Franchise Tax Board may by notice, served personally or by first-class mail, require any employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter, or a political body not a subdivision or agency of the state, having in their possession, or under their control, any credits or other personal property or other things of value, belonging to a taxpayer or to an employer or person who has failed to withhold and transmit amounts due pursuant to this article, to withhold, from the credits or other personal property or other things of value, the amount of any tax, interest, or penalties due from the taxpayer or the amount of any liability incurred by that employer or person for failure to withhold and transmit amounts due from a taxpayer under this part and to transmit the amount withheld to the Franchise Tax Board at the times that it may designate. However, in the case of a depository institution, as defined in Section 19(b) of the Federal Reserve Act 12 U.S.C. Sec. 461(b)(1)(A), amounts due from a taxpayer under this part shall be transmitted to the Franchise Tax Board not less than 10 business days from receipt of the notice. To be effective, the notice shall state the amount due from the taxpayer and shall be delivered or mailed to the branch or office reported in information returns filed with the Franchise Tax Board, or the branch or office where the credits or other property is held, unless another branch or office is designated by the employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter, or a political body not a subdivision or agency of the state.

(b) (1) At least 45 days before sending a notice to withhold to the address indicated on the information return, the Franchise Tax Board shall request a depository institution to do either of the following:

(A) Verify that the address on its information return is its designated address for receiving notices to withhold.

(B) Provide the Franchise Tax Board with a designated address for receiving notices to withhold.

(2) Once the depository institution has specified a designated address pursuant to paragraph (1), the Franchise Tax Board shall send all notices to that address unless the depository institution provides notification of another address. The Franchise Tax Board shall send all notices to withhold to a new designated address 30 days after notification.

(3) Failure to verify or provide a designated address within 30 days of receiving the request shall be deemed verification of the address on the information return as the depository institution's designated address.

(c) Any corporation or person failing to withhold the amounts due from any taxpayer and transmit them to the Franchise Tax Board after service of the notice shall be liable for those amounts. However, in the case of a depository institution, if a notice to withhold is mailed to the branch where the account is located or principal banking office, the depository institution shall be liable for a failure to withhold only to the extent that the accounts can be identified in information normally maintained at that location in the ordinary course of business.

### 18672. FAILURE TO WITHHOLD, LIABILITY

Any employer or person failing to withhold the amount due from any taxpayer and transmit the same to the Franchise Tax Board after service of a notice pursuant to Section 18670 or 18671 is liable for those amounts.

### 18674. WITHHOLD AGENT, MUST PAY WITHOUT RESORTING TO ACTION

(a) Any employer or person required to withhold and transmit any amount pursuant to this article shall comply with the requirement without resort to any legal or equitable action in a court of law or equity. Any employer or person paying to the Franchise Tax Board any amount required by it to be withheld is not liable therefor to the person from whom withheld unless the amount withheld is refunded to the withholding agent. However, if a depository institution, as defined in 12 U.S.C. Section 461 (b)(1)(A) withholds and pays to the Franchise Tax Board pursuant to this article any monies held in a deposit account in which the delinquent taxpayer and another person or persons have an interest, or in an account held in the name of a third party or parties in which the delinquent taxpayer is ultimately determined to have no interest, the depository institution paying those monies to the Franchise Tax Board is not liable therefor to any of the persons who have an interest in the account, unless the amount withheld is refunded to the withholding agent.

(b) In the case of a deposit account or accounts for which this notice to withhold applies, the depository institution shall send a notice by first-class mail to each person named on the account or accounts included in the notice from the Franchise Tax Board, provided a current address for each person is available to the institution. This notice shall inform each person as to the reason for the hold placed on the account or accounts, the amount subject to being withheld and the date by which this amount is to be remitted to the Franchise Tax Board. An institution may assess the account or accounts of each person receiving this notice a reasonable service charge not to exceed three dollars (\$3).



STATE OF CALIFORNIA  
 Franchise Tax Board, M/S A-240  
 PO BOX 2952  
 SACRAMENTO CA 95812-2952  
 (916)845-4130

**ORDER TO WITHHOLD  
 PERSONAL INCOME TAX**  
**PART 2 — RETURN WITH PAYMENT**

Date: APRIL 3, 2023

COUNTY OF RIVERSIDE  
 EXCESS PROCEEDS  
 MEGAN MONTELLANO-TREASURER/TAX  
 COLLECTOR  
 PO BOX 12005  
 RIVERSIDE CA 92502-2205

Case No.: 419082010-3  
 Acct. No.:  
 SSN:  
 Tax Year(s): 2004, 2005, 2015, 2016, 2017, 2018, 2019, 2020

<b>AMOUNT DUE</b> <b>\$ 13,655.49</b>
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Taxpayer's Name and Address:  
 WILLIAM DECASAS  
 5344 W RAMSEY ST  
 BANNING CA 92220

**PLEASE COMPLETE THE QUESTIONNAIRE BELOW.**

A.  Payment of \$ \_\_\_\_\_ is attached.

Payment is not attached because (check one):

- B.  Account closed
- C.  Unable to locate account
- D.  No funds/nothing to report
- E.  Other (Please attach explanation.)

**NOTICE:**

If you possess or control any property other than cash or credits belonging to the taxpayer, (1) do NOT convert such property to cash as a result of this order, but provide us with a description of the property under your control and hold the property until you receive a release from this department. (2) If such property is sold for other reasons, remit the cash proceeds to this department.

Property other than cash may include, but is not limited to, stocks, bonds, stock options, stock rights, contents of safe deposit boxes, etc.

Contact this office at the address shown above if you are not sure how to proceed in special or unusual circumstances.





STATE OF CALIFORNIA  
Franchise Tax Board, M/S A-240  
PO BOX 2952  
SACRAMENTO CA 95812-2952  
(916)845-4130

**ORDER TO WITHHOLD  
PERSONAL INCOME TAX**

**PART 3 — FURNISH TO TAXPAYER**

Date: APRIL 3, 2023

COUNTY OF RIVERSIDE  
EXCESS PROCEEDS  
MEGAN MONTELLANO-TREASURER/TAX  
COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205

Case No.: 419082010-3  
Acct. No.:  
SSN:  
Tax Year(s): 2004, 2005, 2015, 2016, 2017, 2018, 2019, 2020

<b>AMOUNT DUE</b> <b>\$ 13,655.49</b>
--

Taxpayer's Name and Address:  
WILLIAM DECASAS  
5344 W RAMSEY ST  
BANNING CA 92220

The Franchise Tax Board has issued an ORDER TO WITHHOLD to the addressee shown above under authorization of Section 18670 of the California Revenue and Taxation Code to enforce payment of an amount due for California Personal Income Tax.

The addressee has been instructed to deduct and withhold the amount due, shown above, from any credits or payments of any nature due, owing, and unpaid to you. Such credits and payments include, but are not limited to, deposits in financial institutions, declared dividends, rents, royalties, deposits in vacation or holiday trust funds, Individual Retirement Accounts, Keogh Accounts and other personal property in the possession of or controlled by the addressee.

The amount withheld by the addressee will be paid to the Franchise Tax Board and applied to your account for the tax years noted above. You should determine the amount withheld by the addressee and, if it is less than the amount due, you should forward payment of the remaining unpaid balance immediately to avoid further collection action. Please make your check or money order payable to the FRANCHISE TAX BOARD, attach it to this notice, and mail it to the Franchise Tax Board office shown at the top of this page.

**SPECIAL INFORMATION CONCERNING TAXPAYER RIGHTS**

If we levy upon your bank account in error, we can reimburse you for bank charges incurred as a result of our error. To receive reimbursement, you must write to us at the above address within 90 days from the date of the levy.

If immediate, full payment of the amount due will create an undue hardship, or if you have already paid the amount due, or if the amount is not due, contact us immediately. Please telephone the number shown at the top of this form for account information. You should have this notice with you when you call.

The Franchise Tax Board has a Taxpayer Advocate who reviews those cases where taxpayers have been unable to resolve their problems with the Franchise Tax Board through normal channels. To contact the Taxpayer Advocate, write to: Taxpayer Advocate Bureau, PO Box 157, Rancho Cordova CA 95741-0157. FAX (916) 845-6614. You may also email the Advocate at <http://www.ftb.ca.gov>.

## Montellano, Megan

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**From:** Montellano, Megan  
**Sent:** Thursday, March 23, 2023 3:35 PM  
**To:** Patty.Rojas@ftb.ca.gov  
**Subject:** EP 209-197 William DeCasas

RE: 419082010-3  
TC 209 Item 197  
Tax Sale Date: 5/2/2017

Last Assessee: William Decasas  
FTB ID:

**\*\*\*FINAL REQUEST\*\*\***

Good afternoon,

Our office is following-up on correspondence our office mailed on 2/16/2023. Our office is currently reviewing your claim on the above referenced file but we require additional documentation.

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)**

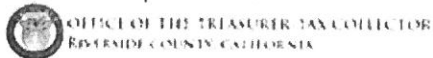
Please send in all requested documents by **March 28, 2023.**

With gratitude,

With gratitude,

*Megan Montellano*

Tax Sale Operations



**FW: EP 209-197**

From: Rojas, Patricia@FTB  
To: RCTTCEXcessProceeds@rivco.org  
Cc: Rojas, Patricia@FTB, Schmitt, Bobby@FTB  
Sent: 4/3/2023 6:20:44 PM  
Attachments:  Claim\_FTB.pdf  Final FTB USO.pdf

The Claim dated 102617 filed by the Franchise Tax Board for the case below remains the same: 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020 tax years. The updated Order to Withhold dated 040323 has been issued for \$13,665.49 for the 2004,2005,2015,2016,2017,2018,2019,2020 tax years.

Please let me know if you need anything else.  
Patricia Rojas  
Collection Advisory Team  
(916) 845-4130

**From:** Schmitt, Bobby@FTB <Bobby.Schmitt@ftb.ca.gov>  
**Sent:** Monday, April 03, 2023 4:18 PM  
**To:** Rojas, Patricia@FTB <Patty.Rojas@ftb.ca.gov>  
**Subject:** FW: EP 209-197

Hi Patty,  
I spoke to RCTTC regarding an unrelated claim, and they requested an update on one of your claims. If you have a request, can you email her an updated claim?

Thanks!

**From:** RCTTC Excess Proceeds <RCTTCEXcessProceeds@rivco.org>  
**Sent:** Monday, April 3, 2023 3:18 PM  
**To:** Schmitt, Bobby@FTB <Bobby.Schmitt@ftb.ca.gov>  
**Subject:** EP 209-197

You don't often get email from [rcttcexcessproceeds@rivco.org](mailto:rcttcexcessproceeds@rivco.org). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization! Do not click links, open attachments, or reply to emails you recognize the sender's email and trust the content.

Re: PIN: 419092010-3  
TC 209 Item 197  
Date of Sale: May 2, 2017

FTB ACCOUNT:  
Taxpayer: William Decasas

Hi Bobby,

Attached is a copy of the claim I asked you about on the phone – I have been unable to get in contact with Patricia Rojas regarding the updated statement.

Please get back to me as soon as possible on this file, management wants to move the file along and how our office makes our determination depends on the documents provided to us by the Franchise. We sent a final request with documents due back by March 22. That document is attached for reference.

With gratitude,

*Megan Montellano*

Tax Sale Operations



OFFICE OF THE TREASURER TAX COLLECTOR  
RIVERSIDE COUNTY CALIFORNIA

### Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California



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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 197 Assessment Number: 419082010-3

Assessee: DECASAS, WILLIAM P & LEPE, S TONY

Situs: 5344 W RAMSEY ST BANNING 92220

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

TREASURER-TAX COLLECTOR

JUN 06 2018

RECEIVED

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.

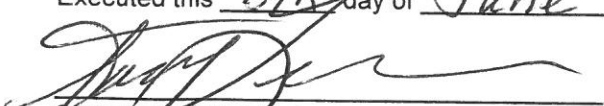
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

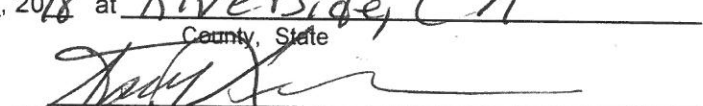
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 6th day of June, 2018 at Riverside, CA  
County, State

  
Signature of Claimant

  
Signature of Claimant

S. Tony Lepe  
Print Name

S. Tony Lepe  
Print Name

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

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

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

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

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

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

Recording Requested By

And when recorded mail to:

William P. DeCasas & S. Tony Lepe

Name

Street Address 10001 Bellflower Ave.

City State Cherry Valley, CA

Zip 92223



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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WOLFORD FORMS INC. SINCE 1893

# GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 728

computed on full value of property conveyed, or

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

C 508

Autograph of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I/We, \_\_\_\_\_

**Marius Lakeman and Bernadette Lakeman**

(Name of grantor(s))

grant to **William P. DeCasas, a single man; and S. Tony Lepe, a single man**

(Name of grantee(s))

all that real property in the City of Banning, County of Riverside, State of CA described as follows:

LOT 37 AND 38 OF MIDWAY SUBDIVISION, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS 5344 WEST RAMSEY STREET, BANNING, CA 92220.

Assessor's parcel No. 419-082-010-3

Executed on December 3<sup>rd</sup> 2013, in the City of San Bernardino, State of CA.

STATE OF California

*[Handwritten signatures]*

William P. DeCasas

Bernadette Lakeman

4-16-2015

RECEIVED



GLOBAL DISCOVERIES, LTD  
2017 AUG 17 AM 9:13

Ph: 209-593-3900 or 800-370-0372 | Fx: 209-549-9299 | Info@gd-ltd.com

1120 13th Street, Suite A | Modesto, CA 95354

RIVERSIDE COUNTY  
TREASURER & TAX COLLECTOR

CLAIM SUMMARY

Date: August 2, 2017  
 To: Riverside County Treasurer and Tax Collector  
 Assessors Parcel Number: 419082010-3  
 Last Assessee: DECASAS WILLIAM P LEPE S TONY  
 Sale Date: 4/27/2017  
 TC: TC209  
 Item Number: 197  
 Deadline: 6/21/2018

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Grant Deed granting interest to William P. DeCasas, a single man; and Tony Lepe, a single man as Document Number: 2013-0563199, recorded on 12/3/2013 in Riverside County, CA.
2. Affidavit
3. Assignment of Rights To Collect Excess Proceeds signed by William P DeCasas
4. Claim form(s) signed by Global Discoveries
5. Photo ID for Assignor: William P DeCasas – **Please Note:** The 10001 BELLFLOWER AVE CHERRY VALLEY, CA 92223 address that is noted on Mr. DeCasas CA Driver License is one and the same address that is noted on the above referenced Grant Deed

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$18,862.50 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 7017-0530-0001-0423-9301



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

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 419082010-3

Tax Sale Number: TC209

Item Number: 197

Date of Sale: 4/27/2017

The undersigned claimant, Global Discoveries, Ltd., claims \$18,862.50+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

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

Executed this 2<sup>nd</sup> day of August, 2017 at Modesto, California.

By: [Signature]  
Jed Byerly, Managing Member  
Global Discoveries Ltd. Tax ID #  
P.O. Box 1748  
Modesto, CA 95353-1748

**CERTIFICATE OF ACKNOWLEDGEMENT 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 California

County of Stanislaus

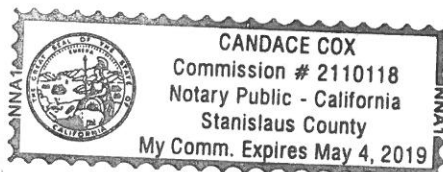
On 8/1/17 before me, Candace Cox - Notary Public, personally appeared  
(Date) (here insert name and title of the officer)

Jed Byerly, 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)  
Signature of Notary Public





**AFFIDAVIT**

I, William P DeCasas, do hereby declare:

1. I am over the age of 18 and a resident of Banning, CA The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I, William P. DeCasas am one and the same person who is noted on Grant Deed as Document Number: 2013-0563199, Recorded on 12/03/2013 in Riverside County, CA.
3. I, William P. DeCasas am one and the same person as William Pio DeCasas,
4. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 419-082-010-3.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 28<sup>th</sup> day of July, 2017, in Banning, California.

William P DeCasas  
William P DeCasas  
William P DeCasas

**JURAT**

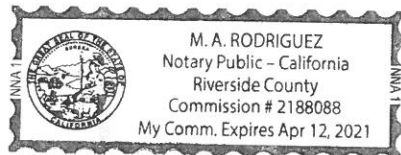
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside

Subscribed and sworn to (or affirmed) before me on this

28<sup>th</sup> day of July, 20 17, by  
Date Month Year  
William P. DeCasas  
Name of Signer

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature MARodriguez  
Signature of Notary Public

(Place Notary Seal Above)

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 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 Global Discoveries Ltd. 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 419082010-3 Tax Sale Number 78209 Item 197 sold at public auction on 4/27/2017. I understand that the total of excess proceeds available for refund is \$ 37,725.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAUABLE 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.

William P. De Casas  
(Signature of Party of Interest/Assignor) (Date) 7/28/2017 William P DeCasas  
(Name Printed)  
Tax ID/SS# \_\_\_\_\_  
861 N Cherry St  
(Address)  
Banning, CA, 92220-2711  
(City/State/Zip)  
951-282-5407  
(Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

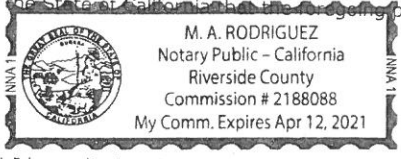
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside  
On July 28, 2017 before me, M.A. Rodriguez, Notary Public, personally appeared William P. De Casas (here insert name and title of the officer)

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.  
M.A. Rodriguez (seal)  
Signature of Notary Public



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 of Assignee) Jed Byerly, Managing Member  
(Name Printed)  
Tax ID/SS# \_\_\_\_\_  
Global Discoveries Ltd.  
(Address)  
P.O. Box 1748  
Modesto, CA 95353-1748  
(City/State/Zip)  
Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

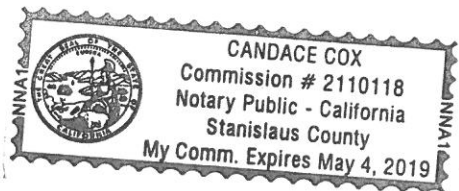
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Stanislaus  
On 8/7/17 before me, Candace Cox - Notary Public, personally appeared Jed Byerly (here insert name and title of the officer)

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.  
Candace Cox (seal)  
Signature of Notary Public



117-174 (3/85) (Ret-Perm)

DOC # 2013-0563199

12/03/2013 03:03P Fee:15.00

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:

William P. DeCasas & S. Tony Lepe

Name

Street Address 10001 Bellflower Ave.

City State Zip Cherry Valley, CA

92223



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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WOLCOTT'S FORMS, INC.

SINCE 1893

# GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 125  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.

C  
508

Autograph of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I/We,

Marius Lakeman and Bernadette Lakeman

(Name of grantor(s))

grant to William P. DeCasas, a single man; and S. Tony Lepe, a single man

(Name of grantee(s))

all that real property in the City of Banning, County of Riverside, State of CA, described as follows:

LOT 37 AND 38 OF MIDWAY SUBDIVISION, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 COMMONLY KNOWN AS 5344 WEST RAMSEY STREET, BANNING, CA 92220.

Assessor's parcel No. 419-082-010-3

Executed on December 3<sup>rd</sup>, 2013, in the City of San Bernardino, State of CA.

*Marius Lakeman*  
*Bernadette Lakeman*

STATE OF California  
 COUNTY OF San Bernardino

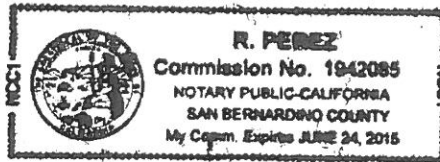
On December 3, 2013 before me, R. Perez, Notary Public  
 Notary Public, personally appeared Marius Lakeman and Bernadette Lakeman

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.

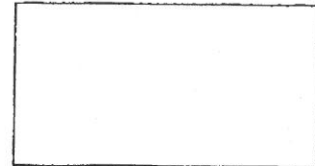
*[Signature]*  
 Signature (Seal)



### CAPACITY CLAIMED BY SIGNER(S)

- Individual(s)
- Corporate Officer(s)
- Partner(s)  Limited  General
- Attorney in Fact
- Trustee
- Guardian/Conservator

### RIGHT THUMBPRINT (Optional)



MAIL tax stmt to:

Wolcotts Forms, our resellers and agents make no representations or warranty, express or implied, as to the fitness of this form for any specific use or purpose. If you have any question, it is always best to consult a qualified attorney before using this or any legal document. ©2007 WOLCOTT'S FORMS, INC.



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

RECEIVED

2017 AUG 11 PM 1:13

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 197 Assessment Number: 419082010-3

Assessee: DECASAS, WILLIAM P & LEPE, S TONY

Situs: 5344 W RAMSEY ST BANNING 92220

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 \$ 1330.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; 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.

June 14, 2017 Weed Abatement \$1,330.00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 2 day of August, 2017 at Riverside, CA  
County, State

Debbie Shubin  
Signature of Claimant

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

Debbie Shubin  
Print Name

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

125 E Ramsey  
Street Address

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

Banning, CA 92220  
City, State, Zip

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

951-849-1047  
Phone Number

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

# CITY OF BANNING

## PUBLIC NUISANCE ABATEMENT INVOICE

**BILL TO**  
 William Decasas  
 Tony Lepe  
 10001 Bellflower Ave  
 Cherry Valley, CA 92223

**VIOLATION ADDRESS**  
 A Vacant Lot  
 Banning, CA 92220

Invoice #	W17-375
Invoice Date	6/20/17
APN	419-082-010

CASE NUMBER	OFFICER ASSIGNED	CERTIFIED MAIL RECEIPT NUMBER
CE17-375	Debbie Shubin Code Enforcement Officer	7005 1160 0000 1114 3156

DESCRIPTION	UNIT(S)	UNIT PRICE	TOTAL
Investigation and paper work	1	\$30.00	\$30.00
Follow-Up Inspection(s) and paper work	1	\$30.00	\$30.00
Photographs		\$1.00	
Mailing Costs	2	\$6.73	\$13.46
Weed Abatement and Lot Clean-up			\$1330.00

Total due in 15 days from receipt of invoice. Please make check payable to the **City of Banning** and enclose bottom portion of this invoice with payment. If payment is not received within 15 days, a tax lien will be levied against the property upon which the violation exists, and other remedies may be sought as provided by law.

**BALANCE DUE \$1403.46**



**YOU HAVE THE RIGHT TO A HEARING REGARDING THE REQUIREMENTS OF THIS NOTICE BY FILING A WRITTEN REQUEST FOR HEARING AND THE \$264.00 HEARING FEE WITH THE CITY CLERK IN ACCORDANCE WITH SECTION 11C-36 OF THE CITY CODE WITHIN 10 DAYS AFTER THE DATE OF THE SERVING, PUBLISHING, OR POSTING OF THIS NOTICE TO ABATE PUBLIC NUISANCE, WHICHEVER IS LATER.**

✂ Please return the portion below with your payment.

### REMITTANCE

Case Number	CE17-375	Date	
Violation Address	Vacant Lot 419-082-010	Amount Enclosed	



Banning Police Department  
 Code Enforcement  
 P.O. Box 1177  
 Banning, CA 92220

PHONE (951) 922-4821  
 FAX (951) 846-8028  
 E-MAIL ce@ci.banning.ca.us  
 WEB SITE <http://www.ci.banning.ca.us>



# INVOICE

Invoice

Invoice: 1718

DATE: June 14, 2017

P.O. Box 7683 • Redlands, CA 92375  
Phone 909-478-4321

To: City of Banning  
P.O. Box 998  
Banning, Ca 92220  
Phone: 951-922-3167  
Email:

Project : Weed Abatement  
APN: 419-082-010

Attn: Art

\* Check Prices & Totals Before signing Inv \*

Order No. 1 Customer No. 0311 SLSM 5219 Page 1

ALL CLAIMS TO BE AT TIME OF RECEIPT ONLY.

Please examine goods on delivery. Your acceptance releases us from all claims for loss or shortage. 20% per month will be added to total amount of this bill

if not paid when due. This bill is due and payable at anytime upon demand by seller. [cnansell@aol.com](mailto:cnansell@aol.com) in case an attorney services or collection agency services are required to collect this bill, buyer agrees to pay for such services and whatever cost may incur in that action. Initial Here

Class	Qty	Type	Weight	HM	NMFC	CLASS	Commodity	Description
20		contract labor			0	196496	60	C

Note Liability Limitation for loss or damage in this may be applicable See 49 UCC 14706 (c)(1)(A)(B) Initial Here

Scope of Services, in compliance with all of the terms and conditions of this agreement, the contractor shall perform the work or services set forth in the SCOPE of Services attached hereto and incorporated herein by reference. Contractor warrants that it has the experience and ability to perform all work and services required hereunder and that it shall diligently perform such work and services in a professional and satisfactory manner. All work and services rendered hereunder shall be provided in accordance with all ordin witsances, resolutions, statutes, rules, and regulations of the City and Fedrat, State, or local governmental agency of competent jurisdiction. The time period(s) specified in ther schedule of Performance for performance of the services rendered pursuant to this agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without fault or negligence of the contractor (WEST) . including GOD or the public, enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine, restrictions, riots, strikes, freight, embargos, wars, Litigations, and/or acts of any governmental agency. The contractor ( WEST) shall ascertain the facts and the extent of the delay in accord shall be final and conclusive upon the parties to this agreement. For the services rendered pursuant to this agreement contractor (WEST) shall be compensated in accordance with the invoice amount. Customer agrees to pay any legal fee that may occur in non payment and late fees of 20% if over 30 days of invoice date. Initial Here

OPERATOR	P.O. NUMBER	START DATE	END DATE	APN	TERMS
James		6/14/17	6/14/17	419-082-010	Due

DATE	DESCRIPTION	HOURS	PRICE PR	AMOUNT
6/14/17	Weed eat property, fence line and the street and inside the fence of property 2 men 4 hours		55.00	440.00
6/14/17	Trash Removal (Homeless Camp) 2 men 4 hours		55.00	440.00
6/14/17	Tree Limb Cutting/removal 2 men 4 hours		55.00	440.00
6/14/17	1 tire x \$10			10.00

APPROVED FOR PAYMENT:  
 Ver # 6009 FY-Per. 17-18  
 PO # [REDACTED] DP [REDACTED]  
 Acct: [REDACTED]  
 Amount: 1330.00  
 Acct: 1111  
 Amount: 1111  
 By: [Signature]

APN 419-082-010

*OK [Signature]*

TAX	0
Fuel Surcharge	0
<b>Total</b>	<b>1,330.00</b>

Received By \_\_\_\_\_

Officer of company / Position or title of company if applicable

Initial Here \_\_\_\_\_



COUNTY OF RIVERSIDE



JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR

July 28, 2020

City of Banning  
C/O Debbie Shubin  
125 E. Ramsey  
Banning, CA 92220

Re: APNs: 419082010-3  
TC 209 Items 197  
Date of Sale: May 2, 2017

To Whom It May Concern:

This office is in receipt of your claims for excess proceeds from the above-mentioned tax sale. 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.

- Copies of Will/Trust
- Notarized Statement of different/misspelled for
- Original Notarized Authorization for Agent to Collect Excess Proceeds from
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate for
- Copy of Birth Certificates for
- Copy of Marriage Certificate for

- Original Note/Payment Book
- Updated Statement of Monies Owed (as of date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other: Copy of Notice of Pendency of Administration

Please send in all documents within 30 days (August 28, 2020). If you should have any questions, please contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EP 209 Item 197  
City of Banning  
C/O Debbie Shubin  
125 E. Ramsey  
Banning, CA 92220



9590 9402 1680 6053 9853 37

2. Article Number (Transfer from service label)

7002 0510 0004 1157 1877

PS Form 3811, July 2015 PSN 7530-02-000-9053

County of Riverside, Treasurer-Tax Collector

\*\*\*\*\*

4080 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (951) 955-3900 \* 1 (877) 748-2689 \* FAX (951) 955-3923

## Debbie Shubin

---

**From:** Debbie Shubin  
**Sent:** Thursday, July 30, 2020 2:12 PM  
**To:** Marquez, Miriam C.  
**Subject:** RE: EP 209 Item 197

RE: TC 209 Item 197  
419082010-3  
Date of Sale: May 2, 2017

Ms. Marquez,

There are no Monies owed at this time to the City of Banning. The Claim for \$1330.00 for weed abatement was added to the 2017/2018 tax roll and should have been disbursed to the city through the tax sale. The Notice of Pendency of Administrative Proceedings was removed on 9/12/2018, Riverside County Recorder Document Number 2018-0367109 Release of Notice of Pendency of Administrative Proceedings. The City of Banning has no further claims for excess proceeds from the above-mentioned tax sale.

Best Regards,

**Debbie Shubin**  
Code Enforcement Officer



Banning Police Department  
125 E. Ramsey Street  
PO Box 1177  
Banning, CA 92220  
(951) 849-1047 direct  
(951) 922-3170 main  
(951) 922-0039 fax  
[dshubin@banningca.gov](mailto:dshubin@banningca.gov)  
[banningca.gov/police](http://banningca.gov/police)

**From:** Marquez, Miriam C. <MCMarquez@RIVCO.ORG>  
**Sent:** Thursday, July 30, 2020 1:37 PM  
**To:** Debbie Shubin <dshubin@banningca.gov>  
**Subject:** EP 209 Item 197

---

### Warning

\*\*\*\*\*

This email originated from outside of the organization. Do not click links or open attachments unless you

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

RECEIVED  
2017  
MAY -3 PM 3:30  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 197 Assessment No.: 419082010-3

Assessee: DECASAS, WILLIAM P & LEPE, S TONY

Situs: 5344 W RAMSEY ST BANNING 92220

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 \$ 18862.50 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. 2013-0563199; recorded on 12/3/2013. 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.**

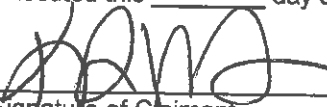
Copy of Grant Deed, Declaration of One and the Same, Assignment of Rights

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

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 26<sup>TH</sup> day of April, 2018 at Orange, CA  
County, State

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

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

Cochran Investment Company, Inc.  
Kelly A. Mills  
\_\_\_\_\_  
Print Name

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

161 Fashion Ln., Ste. 105  
\_\_\_\_\_  
Street Address

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

Tustin, CA 92780  
\_\_\_\_\_  
City, State, Zip

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

714-731-1820  
\_\_\_\_\_  
Phone Number

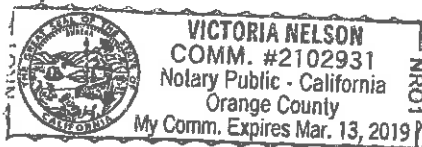
\_\_\_\_\_  
Phone Number

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 Orange

Subscribed and sworn to (or affirmed) before me on this 26th  
day of April, 2018, by Victoria Nelson Notary Public  
Kelly A. Mills

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in cursive script, appearing to read 'Victoria Nelson', written over a horizontal line.

**COCHRAN INVESTMENT COMPANY, INC.**

161 Fashion Ln., Ste. 105, Tustin, CA 92780  
Office: (714) 731-1820 ♦ Fax: (714) 731-1848  
kmills@cochraninvestment.com

**CLAIM SUMMARY**

To: County of Riverside Treasurer & Tax Collector

Assessors Parcel Number: 419082010-3  
Last Assessee: William P. DeCasas & S. Tony Lepe  
Sale Date: April 27 - May 2, 2017  
Deadline: June 21, 2018

Dear Treasurer/Tax Collector:

Claimant(s): Cochran Investment Company, Inc.

The following proof of claim(s) for excess proceeds and documents are attached:

William DeCasas:

1. Assignment of Rights to Claim Excess Proceeds
2. Copy of Grant Deed recorded as Instrument Number 2013-0563199
3. Declaration of One and the Same signed and notarized

Cochran Investment Company, Inc.

1. A resolution of the Board of Directors, with corporate seal
2. California Secretary of State – status of good standing for Cochran Investment Company, Inc.
3. Copy of Articles of Incorporation for Cochran Investment Company, Inc.
4. Driver's License and Business Card for Kelly A. Mills, Vice-President
5. Claim Form

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$18862.5 or 100% of the claimant's share of the excess proceeds made payable to Cochran Investment Company, Inc. and mailed to 161 Fashion Ln., Ste. 105, Tustin, CA 92780.

Please address questions regarding the attached claim(s) to Kelly Mills, Vice-President, at (714) 731-1820, or e-mail to [kmills@cochraninvestment.com](mailto:kmills@cochraninvestment.com).

The Client(s) and the staff of Cochran Investment Company, Inc., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 9405-5036-9930-0225-7342-08

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 Cochran Investment Company, 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 419082010-3 sold at public auction on April 27-May 2, 2017. I understand that the total of excess proceeds available for refund is \$ 18862.50 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)

William DeCasas  
(Name Printed)

861 N. Cherry St.  
(Address)

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

Banning, CA 92220  
(City/State/Zip)

951-282-5407  
(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.

see attached acknowledgement  
(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)

Kelly A. Mills  
(Name Printed)

161 Fashion Ln., Ste. 105  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF Orange )

Tustin, CA 92780  
(City/State/Zip)

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

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

Attached

(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 Orange }

On April 24, 2018 before me, Victoria Nelson Notary Public,  
(Here insert name and title of the officer)

personally appeared Kelly A Mills  
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.

*Victoria Nelson*  
\_\_\_\_\_  
Notary Public Signature



(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

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

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

### 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.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

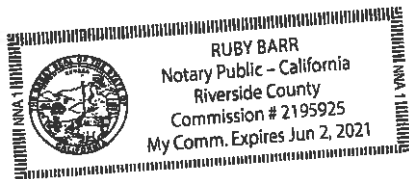
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Riverside )  
On April 19, 2018 before me, Ruby Barr, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared William DeCasas  
Name(s) of Signer(s)

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]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Assignment of Right to Collect Document Date: 4/19/18  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: William DeCasas  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**DECLARATION**  
**OF ONE AND THE SAME PERSON**

I, William DeCasas do hereby declare:

1. I am over the age of 18 and a resident of Banning, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person as William Pio DeCasas as noted on my California Drivers License.
3. I am one and the same person as William DeCasas who is one and the same person who is mentioned on the referenced Grant Deed as Document #2013-0563199, Recorded in Riverside County on 12/3/2013.
4. I am one and the same person as William DeCasas, William P. DeCasas, and William Pio DeCasas.
5. I am one and the same person who assigned the excess proceeds to Cochran Investment Company, Inc., for Riverside County Assessors Parcel Number 419082010-3, on 4/19/18.

I declare under penalty of perjury that the foregoing is true and correct. Executed the 19<sup>th</sup> day of April 2018, at Banning, CA.

x William P. DeCasas  
Signed

**JURAT**

Subscribed and sworn to (or affirmed) before me on this  
19<sup>th</sup> day of April, 2018 by  
Date Month Year

William DeCasas  
Name of Signer

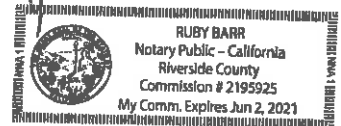
*"A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."*

State of California  
County of Riverside

Proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]  
Signature of Notary Public

(Place Notary Seal Above)



DOC # 2013-0563199

12/03/2013 03:03P Fee:15.00

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:

William P. DeCasas & S. Tony Lepe  
Name

Street Address 10001 Bellflower Ave.

City State Cherry Valley, CA

Zip 92223



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
									150
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					T:		CTY	UNI	510

WOLCOTTS FORMS, INC. SINCE 1893

# GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 70  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.

C  
508

Autograph of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I/We, Marius Lakeman and Bernadette Lakeman

(Name of grantor(s))

grant to William P. DeCasas, a single man; and S. Tony Lepe, a single man

(Name of grantee(s))

all that real property in the City of Banning, County of Riverside, State of CA, described as follows:

LOT 37 AND 38 OF MIDWAY SUBDIVISION, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS 5344 WEST RAMSEY STREET, BANNING, CA 92220.

Assessor's parcel No. 419-082-010-3

Executed on December 3<sup>rd</sup> 2013, in the City of San Bernardino, State of CA.

Marius Lakeman  
Bernadette Lakeman

STATE OF California  
COUNTY OF San Bernardino

On December 3, 2013 before me, B. Perez, Notary Public  
Notary Public, personally appeared Marius Lakeman and Bernadette Lakeman

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] (Signature) [Seal] (Seal)



- CAPACITY CLAIMED BY SIGNER(S)
- Individual(s)
  - Corporate Officer(s)
  - Partner(s)  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian/Conservator

RIGHT THUMBPRINT (Optional)



MAIL tax stmt to:

Wolcotts Forms, our resellers and agents make no representations or warranty, express or implied, as to the fitness of this form for any specific use or purpose. If you have any question, it is always best to consult a qualified attorney before using this or any legal document. ©2007 WOLCOTTS FORMS, INC.



7 6775 39778 9 #778 REV. 11-07

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

RECEIVED

2018 JUN 18 PM 2:04

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 197 Assessment No.: 419082010-3

Assessee: DECASAS, WILLIAM P & LEPE, S TONY

Situs: 5344 W RAMSEY ST BANNING 92220

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 \$37,213.72 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. 2013-0563199; recorded on 12/03/2013. 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.**

Grant Deed, Authorization to Collect Excess Proceeds, Identification of William Decasas and Shawn Olson of Olson Law Firm

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 June, 2018 at Orange, California  
County, State

  
Signature of Claimant

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

Shawn M. Olson, Esq., Olson Law Firm  
Print Name

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

7372 Prince Drive, Suite 104  
Street Address

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

Huntington Beach, CA 92647  
City, State, Zip

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

714-847-2500  
Phone Number

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

**CALIFORNIA ALL-PURPOSE 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 Orange )

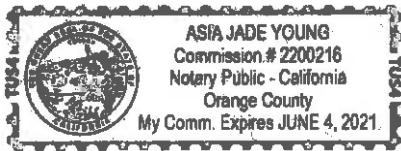
On 6-15-18 before me, Asia Jade Young, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Shawn Olson  
*Name(s) of Signer(s)*

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]  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_



**OLSON LAW FIRM**

*ATTORNEY AT LAW*

*7372 Prince Drive, Suite 104  
Huntington Beach, CA 92647*

*Shawn M. Olson, Esq.*

*Telephone: (714) 847-2500*

*Facsimile: (714) 847-2550*

*Email: Shawn@shawnoolsonlaw.com*

June 15, 2018

**VIA US PRIORITY MAIL ONLY TO:**

Don Kent, Treasurer, Tax Collector  
PO Box 12005  
Riverside, CA 92502-2205  
Attn: Excess Proceeds

Re: Excess Proceeds for APN No.: 419-082-010-3  
My Client: William Decasas

Dear Mr. Kent,

Please find William Decasas' Original Authorization for Agent to Collect Excess Proceeds, Claim for Excess Proceeds, certified Grant Deed, and Identification copies for William Decasas and Shawn Olson of Olson Law Firm.

Please let me know if you have any questions or need additional information from me in regard to this claim.

Thank You,  
**OLSON LAW FIRM**



Shawn M. Olson, Esq.

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 Olson Law firm 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 419082010-3 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 \$ 37,213.72 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.

William Decasas 5/30/18  
(Signature of Party of Interest)

William Decasas  
(Name Printed)

861 N. cherry st  
(Address)

Banning - CA - 92220  
(City/State/Zip)

951 - 282 - 5407  
(Area Code/Telephone Number)

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

*Please see in  
attachment  
Acknowledgment*

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, 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.

Shawn M. Olson  
(Signature of Agent)

Shawn M. Olson  
(Name Printed)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip)

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

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 form*

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

(This area for official seal)

# CALIFORNIA ALL PURPOSE 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 05.30.2018

Date

before me, Dipali J. Patel

Insert Name and Title of the officer

Notary

Public, personally appeared William Decasys

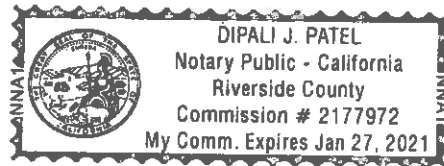
Name(s) of Signer(s)

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: Dipali Patel



## OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document Authorization for Agent to

Title or Type of Document: Collect L&S Proceeds

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signers Name: \_\_\_\_\_

Corporate Officer - Title(s) \_\_\_\_\_

Partner -  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signers Name: \_\_\_\_\_

Corporate Officer - Title(s) \_\_\_\_\_

Partner -  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE 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 Orange )

On 6-15-18 before me, Asia Jade Young, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Shawn Olson  
*Name(s) of Signer(s)*

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]  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

Recording Requested By

And when recorded mail to:

William P. DeCasas & S. Tony Lepe

Name

Street Address 10001 Bellflower Ave.

City State Cherry Valley, CA

Zip 92223



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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WOLCOTTS FORMS, INC.

SINCE 1893

# GRANT DEED

### DOCUMENTARY TRANSFER TAXES

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

C 508

Autograph of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I/We,

**Marius Lakeman and Bernadette Lakeman**

(Name of grantor(s))

grant to **William P. DeCasas, a single man; and S. Tony Lepe, a single man**

(Name of grantee(s))

all that real property in the City of Banning, County of Riverside, State of CA, described as follows:

LOT 37 AND 38 OF MIDWAY SUBDIVISION, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS 5344 WEST RAMSEY STREET, BANNING, CA 92220.

Assessor's parcel No. 419-082-010-3

Executed on December 3, 2013, in the City of San Bernardino, State of CA.

*Marius Lakeman*  
*Bernadette Lakeman*

STATE OF California

COUNTY OF San Bernardino

On December 3, 2013 before me, R. Perez, Notary Public

Notary Public, personally appeared Marius Lakeman and Bernadette Lakeman

### CAPACITY CLAIMED BY SIGNER(S)

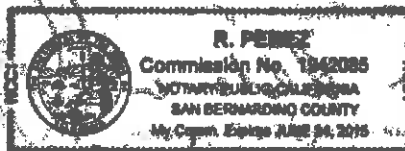
- Individual(s)
- Corporate
- Officer(s)
- Partner(s)
- Limited
- General
- Attorney In Fact
- Trustee
- Guardian/Conservator

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]*  
Signature (Seal)



RIGHT THUMBPRINT (Optional)



MAIL tax stmt to:

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WOLCOTTS FORMS, INC.