

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



ITEM: 19.14
(ID # 21398)

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 527. Last assessed to: The Estate of Betty Houghton. District 4. [\$12,228-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Tri Palm Unified Owners Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693072016-2;
2. Deny the claim from Matt H. Morris, Attorney for Two Palms Real Estate LP, Assignee of Kort & Scott Financial Group, LLC for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693072016-2;
3. Deny the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693072016-2;
4. Authorize and direct the Auditor-Controller to issue a warrant to Tri Palm Unified Owners Association in the amount of \$12,228.11, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

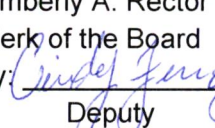
ACTION:Policy


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

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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$12,228	\$ 0	\$12,228	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 2, 2017 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 21, 2017. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 24, 2017, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest 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 three claims for excess proceeds:

1. Claim from Tri Palm Unified Owners Association based on a Notice of Delinquent Assessment recorded October 29, 2014 as Instrument No. 2014-0410436.
2. Claim from Matt H. Morris, Attorney for Two Palms Real Estate LP, Assignee of Kort & Scott Financial Group, LLC, based on a Notice of Delinquent Assessment Lien and Claim of Lien recorded January 15, 2015 as Instrument No. 2015-0016980.
3. Claim from the County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded September 1, 2016 as Instrument No. 2016-0378565.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Tri Palm Unified Owners Association be awarded excess proceeds in the amount of \$12,228.11. Since the amount claimed by Tri Palm Unified Owners Association exceeds the amount of excess proceeds available, there are no funds available for consideration for the claims from Matt H. Morris, Attorney for Two Palms Real Estate LP, Assignee of Kort & Scott Financial Group, LLC, and the County of Riverside, Code Enforcement Department. 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.

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

Impact on Residents and Businesses

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim TriPalm

ATTACHMENT B. Claim Morris

ATTACHMENT C. Claim Code

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/21/2023

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

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

RECEIVED
2017 AUG 17 PM 2:48
RIVERSIDE COUNTY
TREAS-TAX COLLECTION

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 527 Assessment Number: 693072016-2

Assessee: HOUGHTON BETTY ESTATE OF

Situs: 32221 CODY AVE THOUSAND PALMS 92276

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 \$ 20,981.36 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. 2014-0410436; recorded on 10-29-14. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Attached Are two statements: #1 is the total due for Assessments AND late fees. #2 is the total due for Fines for CC+R violations.

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 10 day of August, 2017 at RIVERSIDE County, California
County, State

Signature of Claimant

[Signature]
Signature of Claimant

Print Name

MICHAEL MORRISSEY
Print Name

Street Address

32-851 DESERT MOON DRIVE
Street Address

City, State, Zip

THOUSAND PALMS, CA. 92276
City, State, Zip

Phone Number

760-343-5256
Phone Number

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 527 Assessment No.: 693072016-2

Assessee: HOUGHTON BETTY ESTATE OF

Situs: 32221 CODY AVE THOUSAND PALMS 92276

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

RECEIVED
2023 MAR 28 PM 7:33
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1,038.79 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. 2014-0410436; recorded on 10-29-14. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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


Attached is copy of Recorded Lien
Attached is copy of Assessments + Late fees owed.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 23 day of MARCH, 2023 at Riverside, California
County, State

[Signature]
Signature of Claimant
PATRICK O'BRIEN, President, TPUOA
PATRICK O'BRIEN
Print Name
32-851 Desert Moon Dr.
Street Address
THOUSAND PALMS, CA. 92276
City, State, Zip
760-343-5256
Phone Number

[Signature]
Signature of Claimant

Tri Palm Unified Owners Association
32-851 Desert Moon Drive
Thousand Palms, CA 92276
City, State, Zip
[Signature]
Phone Number

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF Riverside

On October 29, 2014 before me, Jeff R. Kallmann, Notary Public
DATE INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Linda Batson

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.

Jeff R. Kallmann (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

RIGHT THUMBPRINT

RIGHT THUMBPRINT



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

#1

Statement

Date
7/30/2017

Bill To
3050 Estate of Betty Houghton 32-221 Cody Avenue Thousand Palms, CA 02276

Property Location:
32-221 Cody Ave THOUSAND PALMS, CA 92276

Amount Due	Amount Enc.
\$1,096.36	

Date	Transaction				Amount	Balance
09/30/2011	Balance forward					310.91
10/31/2011	INV #FC 11675. Finance Charge				2.11	313.02
11/30/2011	INV #FC 11963. Finance Charge				4.62	317.64
12/31/2011	INV #FC 12219. Finance Charge				6.32	323.96
01/01/2012	INV #15186.				50.00	373.96
02/29/2012	INV #FC 12449. Finance Charge				16.29	390.25
02/29/2012	INV #FC 13101. Finance Charge				10.00	400.25
03/31/2012	INV #FC 14085. Finance Charge				10.14	410.39
04/30/2012	INV #FC 14563. Finance Charge				11.28	421.67
05/31/2012	INV #FC 14925. Finance Charge				15.11	436.78
06/30/2012	INV #FC 15205. Finance Charge				14.61	451.39
07/31/2012	INV #FC 15469. Finance Charge				18.55	469.94
08/31/2012	INV #FC 15721. Finance Charge				20.08	490.02
09/30/2012	INV #FC 15967. Finance Charge				21.27	511.29
10/31/2012	INV #FC 16207. Finance Charge				23.52	534.81
11/30/2012	INV #FC 16399. Finance Charge				24.23	559.04
12/31/2012	INV #FC 16553. Finance Charge				27.01	586.05
01/31/2013	INV #17635.				60.00	646.05
01/31/2013	INV #FC 16641. Finance Charge				28.49	674.54
02/01/2013	INV #FC 16896. Finance Charge				10.00	684.54
02/28/2013	INV #FC 17364. Finance Charge				35.43	719.97
03/31/2013	INV #FC 17747. Finance Charge				43.20	763.17
04/30/2013	INV #FC 17980. Finance Charge				43.74	806.91
05/31/2013	INV #FC 18141. Finance Charge				47.36	854.27
06/30/2013	INV #FC 18292. Finance Charge				48.18	902.45
07/31/2013	INV #FC 18408. Finance Charge				51.87	954.32
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
0.00	0.00	7.57	0.00	1,088.79	\$1,096.36	



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

Statement

Date
7/30/2017

Bill To
3050 Estate of Betty Houghton 32-221 Cody Avenue Thousand Palms, CA 02276

Property Location:

Amount Due	Amount Enc.
\$1,096.36	

Date	Transaction	Amount	Balance
08/31/2013	INV #FC 18509. Finance Charge	54.42	1,008.74
09/30/2013	INV #FC 18615. Finance Charge	54.59	1,063.33
10/31/2013	INV #FC 18722. Finance Charge	58.50	1,121.83
11/30/2013	INV #FC 18825. Finance Charge	58.53	1,180.36
12/31/2013	INV #FC 18927. Finance Charge	63.09	1,243.45
01/01/2014	INV #dues2014370.	72.00	1,315.45
01/31/2014	INV #FC 19189. Finance Charge	10.00	1,325.45
01/31/2014	INV #FC 20137. Finance Charge	59.35	1,384.80
02/28/2014	INV #FC 20500. Finance Charge	61.71	1,446.51
03/31/2014	INV #FC 20710. Finance Charge	70.45	1,516.96
04/30/2014	INV #FC 20863. Finance Charge	70.09	1,587.05
05/31/2014	INV #FC 20998. Finance Charge	74.53	1,661.58
06/30/2014	INV #FC 21123. Finance Charge	74.53	1,736.11
07/31/2014	INV #FC 21239. Finance Charge	79.63	1,815.74
08/31/2014	INV #FC 21349. Finance Charge	81.67	1,897.41
09/19/2014	INV #Mail667.	6.70	1,904.11
09/30/2014	INV #FC 21456. Finance Charge	80.96	1,985.07
10/29/2014	INV #Lien816.	54.99	2,040.06
10/31/2014	INV #FC 21568. Finance Charge	86.88	2,126.94
11/30/2014	INV #FC 21728. Finance Charge	89.45	2,216.39
12/31/2014	INV #FC 21829. Finance Charge	96.58	2,312.97
01/01/2015	INV #Assmt10083.	72.00	2,384.97
01/31/2015	INV #FC 22000. Finance Charge	102.39	2,487.36
01/31/2015	INV #FC 22523. Finance Charge	10.00	2,497.36
02/28/2015	INV #FC 22751. Finance Charge	96.06	2,593.42
03/31/2015	INV #FC 22923. Finance Charge	110.57	2,703.99

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	7.57	0.00	1,088.79	\$1,096.36



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

Statement

Date
7/30/2017

Bill To
3050 Estate of Betty Houghton 32-221 Cody Avenue Thousand Palms, CA 02276

Property Location:

Amount Due	Amount Enc.
\$1,096.36	

Date	Transaction	Amount	Balance
04/30/2015	INV #FC 23059. Finance Charge	110.86	2,814.85
05/31/2015	INV #FC 23432. Finance Charge	119.75	2,934.60
01/01/2016	INV #ASSMT-9588.	72.00	3,006.60
01/02/2016	CREDMEM #ADJ79904.	-2,168.47	838.13
01/31/2016	INV #FC 23708. Finance Charge	48.38	886.51
01/31/2016	INV #FC 23965. Finance Charge	10.00	896.51
02/29/2016	INV #FC 24191. Finance Charge	6.34	902.85
03/31/2016	INV #FC 24361. Finance Charge	6.75	909.60
04/30/2016	INV #FC 24523. Finance Charge	6.54	916.14
05/31/2016	INV #FC 24634. Finance Charge	6.75	922.89
06/30/2016	INV #FC 24733. Finance Charge	6.54	929.43
07/31/2016	INV #FC 24824. Finance Charge	6.75	936.18
08/31/2016	INV #FC 24914. Finance Charge	6.75	942.93
09/30/2016	INV #FC 24997. Finance Charge	6.54	949.47
10/31/2016	INV #FC 25077. Finance Charge	6.75	956.22
11/30/2016	INV #FC 25152. Finance Charge	6.54	962.76
12/31/2016	INV #FC 25229. Finance Charge	6.75	969.51
01/01/2017	INV #17Assmts676.	80.00	1,049.51
01/31/2017	INV #FC 25391. Finance Charge	7.54	1,057.05
01/31/2017	INV #FC 25670. Finance Charge	10.00	1,067.05
02/28/2017	INV #FC 25907. Finance Charge	6.84	1,073.89
03/31/2017	INV #FC 26059. Finance Charge	7.57	1,081.46
04/30/2017	INV #FC 26180. Finance Charge	7.33	1,088.79
05/31/2017	INV #FC 26284. Finance Charge	7.57	1,096.36

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	7.57	0.00	1,088.79	\$1,096.36



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

#2

Statement

Date
7/30/2017

Bill To
3050-F Estate of Betty Houghton 32-221 Cody Avenue Thousand Palms, CA 92276

Property Location:
Fines for CCR Violations At 32-221 Cody Ave. Thousand Palms, CA. 92276

Amount Due	Amount Enc.
\$19,885.00	

Date	Transaction	Amount	Balance		
02/28/2009	Balance forward		0.00		
10/31/2011	INV #14449.	350.00	350.00		
11/30/2011	INV #14467.	200.00	550.00		
12/31/2011	INV #14511.	250.00	800.00		
01/31/2012	INV #16170.	200.00	1,000.00		
02/29/2012	INV #16220.	200.00	1,200.00		
03/31/2012	INV #16384.	250.00	1,450.00		
04/30/2012	INV #16500.	200.00	1,650.00		
05/31/2012	INV #16583.	250.00	1,900.00		
06/30/2012	INV #16647.	200.00	2,100.00		
07/31/2012	INV #16694.	200.00	2,300.00		
08/31/2012	INV #16734.	250.00	2,550.00		
09/30/2012	INV #16819.	200.00	2,750.00		
10/31/2012	INV #16882.	200.00	2,950.00		
11/30/2012	INV #16920.	250.00	3,200.00		
12/30/2012	INV #16957.	200.00	3,400.00		
01/31/2013	INV #18623.	200.00	3,600.00		
02/28/2013	INV #18906.	250.00	3,850.00		
03/31/2013	INV #40003.	200.00	4,050.00		
04/30/2013	INV #CCR0147.	200.00	4,250.00		
05/30/2013	INV #CCR0217.	250.00	4,500.00		
06/30/2013	INV #CCR282.	200.00	4,700.00		
07/31/2013	INV #CCR339.	250.00	4,950.00		
08/31/2013	INV #CCR2606.	200.00	5,150.00		
09/30/2013	INV #CCR1627.	200.00	5,350.00		
10/31/2013	INV #CCR16505.	200.00	5,550.00		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	19,885.00	\$19,885.00



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

Statement

Date
7/30/2017

Bill To
3050-F Estate of Betty Houghton 32-221 Cody Avenue Thousand Palms, CA 92276

Property Location:

Amount Due	Amount Enc.
\$19,885.00	

Date	Transaction			Amount	Balance
11/30/2013	INV #CCR1249.			250.00	5,800.00
12/31/2013	INV #CCR41662.			200.00	6,000.00
01/31/2014	INV #CC&R210.			250.00	6,250.00
02/28/2014	INV #CC&R94.			200.00	6,450.00
03/31/2014	INV #CC&R34711.			200.00	6,650.00
04/30/2014	INV #CCR478.			200.00	6,850.00
05/31/2014	INV #CC&R520.			250.00	7,100.00
06/30/2014	INV #CCR559.			250.00	7,350.00
07/31/2014	INV #CC&R587.			200.00	7,550.00
08/31/2014	INV #CCR623.			200.00	7,750.00
09/30/2014	INV #CC&R685.			200.00	7,950.00
09/30/2014	INV #CC&R686.			100.00	8,050.00
10/31/2014	INV #CC&R635.			250.00	8,300.00
10/31/2014	INV #CC&R636.			250.00	8,550.00
11/30/2014	INV #CCR66070.			200.00	8,750.00
11/30/2014	INV #CCR66071.			200.00	8,950.00
12/31/2014	INV #CC&R2231.			250.00	9,200.00
12/31/2014	INV #CC&R2232.			250.00	9,450.00
01/31/2015	INV #CC&R022.			200.00	9,650.00
01/31/2015	INV #CC&R023.			200.00	9,850.00
02/28/2015	INV #CCR99937.			200.00	10,050.00
02/28/2015	INV #CCR99938.			200.00	10,250.00
03/31/2015	INV #CCR8898.			200.00	10,450.00
03/31/2015	INV #CCR8899.			200.00	10,650.00
04/30/2015	INV #CCR79853.			250.00	10,900.00
04/30/2015	INV #CCR79854.			250.00	11,150.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	19,885.00	\$19,885.00



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

Statement

Date
7/30/2017

Bill To
3050-F Estate of Betty Houghton 32-221 Cody Avenue Thousand Palms, CA 92276

Property Location:

Amount Due	Amount Enc.
\$19,885.00	

Date	Transaction			Amount	Balance
05/31/2015	INV #CCR5564.			200.00	11,350.00
05/31/2015	INV #CCR5565.			200.00	11,550.00
06/30/2015	INV #CCR6696.			250.00	11,800.00
06/30/2015	INV #CCR6697.			250.00	12,050.00
07/31/2015	INV #CC&R7790.			200.00	12,250.00
07/31/2015	INV #CC&R7791.			200.00	12,450.00
08/31/2015	INV #CCR88906.			250.00	12,700.00
08/31/2015	INV #CCR88907.			250.00	12,950.00
09/30/2015	INV #CC&R1009.			200.00	13,150.00
09/30/2015	INV #CC&R1010.			200.00	13,350.00
10/31/2015	INV #CCR899085.			200.00	13,550.00
10/31/2015	INV #CCR899086.			200.00	13,750.00
11/30/2015	INV #CC&R11203.			200.00	13,950.00
11/30/2015	INV #CC&R11204.			200.00	14,150.00
12/31/2015	INV #CC&R9882.			221.00	14,371.00
12/31/2015	INV #CC&R9900.			214.00	14,585.00
01/31/2016	INV #CCR-Jan9924.			250.00	14,835.00
01/31/2016	INV #CCR-Jan9925.			250.00	15,085.00
02/29/2016	INV #CC&R-Feb235.			200.00	15,285.00
02/29/2016	INV #CC&R-Feb236.			200.00	15,485.00
03/31/2016	INV #Mar33384.			200.00	15,685.00
03/31/2016	INV #Mar33385.			200.00	15,885.00
04/30/2016	INV #CC&R492.			250.00	16,135.00
04/30/2016	INV #CC&R493.			250.00	16,385.00
05/31/2016	INV #CCR5611.			200.00	16,585.00
05/31/2016	INV #CCR5612.			200.00	16,785.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	19,885.00	\$19,885.00



Tri Palm Unified Owners Association
 32-851 Desert Moon Drive
 Thousand Palms, CA 92276
 (760) 343-5256

Statement

Date
7/30/2017

Bill To
3050-F Estate of Betty Houghton 32-221 Cody Avenue Thousand Palms, CA 92276

Property Location:

Amount Due	Amount Enc.
\$19,885.00	

Date	Transaction			Amount	Balance
06/30/2016	INV #CC&R6708.			200.00	16,985.00
06/30/2016	INV #CC&R6709.			200.00	17,185.00
07/31/2016	INV #CC&R9045.			250.00	17,435.00
07/31/2016	INV #CC&R9046.			250.00	17,685.00
08/31/2016	INV #CC&R88930.			200.00	17,885.00
08/31/2016	INV #CC&R88931.			200.00	18,085.00
09/30/2016	INV #CC&R99022.			250.00	18,335.00
09/30/2016	INV #CC&R99023.			250.00	18,585.00
10/31/2016	INV #CC&R1105.			200.00	18,785.00
10/31/2016	INV #CC&R1106.			200.00	18,985.00
11/30/2016	INV #CC&R1241.			200.00	19,185.00
11/30/2016	INV #CC&R1242.			200.00	19,385.00
12/31/2016	INV #CCR1292.			250.00	19,635.00
12/31/2016	INV #CCR1293.			250.00	19,885.00
01/17/2017	CREDMEM #CR1337. VOID:			0.00	19,885.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	19,885.00	\$19,885.00

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector



Giovane Pizano
Assistant Treasurer

Melissa Johnson
Assistant Tax Collector

April 4, 2023

Final Notice

TRI PALM UNIFIED OWNERS ASSOCIATION
C/O PATRICK O'BRIEN
32-851 DESERT MOON DRIVE
THOUSAND PALMS, CA 92276

Re: PIN: 693072016-2
TC 209 Item 527
Date of Sale: May 2, 2017

To Whom It May Concern:

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

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.

Copy of a trust/will
 Notarized Statement of different/misspelled
 Original Notarized Authorization for Agent to
Collect Excess Proceeds
 Notarized Assignment of Right to Collect
Excess Proceeds
 Certified Death Certificate
 Copy of Birth Certificates

Copy of Marriage Certificate for
 Notarized Updated Statement of Monies
Owed (up to the date of the tax sale)
 Articles of Incorporation
(if applicable Statement by Domestic Stock)
 Court Order Appointing Administrator
 Deed (Quitclaim/Grant etc...)
 Other:

Please send in all original documents by **April 17, 2023** to: R
Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 9250
please contact me at the number listed below.

Sincerely,

Maricela Ambriz

Accounting Technician I
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:
Tri Palm Unified Owners Assoc.
c/o Patrick O'Brien
32-851 Desert Moon Dr.
Thousand Palms, CA 92276



9590 9402 1681 6053 0133 67

2. Article Number (Transfer from service label)

7022 3330 0000 1835 7585

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



TPUOA

Tri Palm Unified Owners Association

April 3, 2023

Don Kent, Treasurer-Tax Collection and
the Authorization for Agent to Collect Excess Proceeds

Re: 32-221 Cody, Estate of Betty Houghton
AP#693-072016-2

RECEIVED
2023 MAR -1 PM 8:06
RIVERSIDE COUNTY
TREAS-TAX COLLECTION

The statements submitted for the Excess Claims Proceeds reflect the amounts owed as of the Date Deed to Purchaser Recorded June 21, 2017 and those amounts remain the same and are currently due as of today's date, April 3, 2023.

I, Patrick O'Brien, do hereby acknowledge the above statement to be true and correct.

Patrick O'Brien, President

4-03-2023

Date

For further assistance, please contact us.

Tri Palm Unified Owners Association
33-851 Desert Moon Drive
Thousand Palms, CA 92276
(760) 343-5256
(760) 343-1828 Fax
Email: tpuoa.tpe@gmail.com
Website: www.tpuoa.net

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

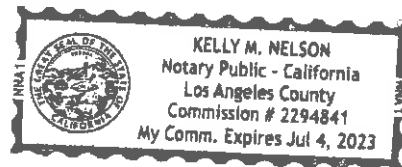
On April 3 2023 before me, Kelly M. Nelson Notary Public
(Insert Name of Notary Public and Title)

Personally appeared Patrick Michael O'Brien
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 signatures(s) on the instrument that person(s), or the entity upon behalf on 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 Kelly M Nelson (Seal)
Notary Public July 4 2023



Home

Search

Filing

Help

TRI PALM UNIFIED OWNERS ASSOCIATION (1640600)



Request Certificate

► *The California Business Search provides access to available information for **corporations, limited liability companies and limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.*

*Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.*

Initial Filing Date	05/15/1989
Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	CALIFORNIA
Entity Type	Nonprofit Corporation - CA - Mutual Benefit
Principal Address	32-851 DESERT MOON DRIVE THOUSAND PALMS, CA 92276
Mailing Address	32-851 DESERT MOON DRIVE THOUSAND PALMS, CA 92276
Statement of Info Due Date	05/31/2023
Agent	Individual 1686985 G MARSHALL PUGH 32-851 DESERT MOON DRIVE THOUSAND PALMS, CA 92276



View History



Request Access

Basic Search

*A Basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number. Note, a **basic search** will search **only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives*

TRI PALM UNIFIED OWNERS' ASSOCIATION

Board of Directors Meeting

January 11 2023 - 9:00AM



- **Call to Order:**

- President Patrick O'Brien called meeting to order at 9:00 a.m., a quorum was established.

- **Attendance:**

- **Board Members:** Patrick O'Brien, Kirsten Doerr, Kathleen Caya, Andy McNab, Will Gonzalez, Kathy Harradine, Laurie Hirth, Brad Chudiak and Ed Glapinski.

- **Absent:**

- **Staff:** Kelly Nelson

- **Guests:** Five in attendance.

President P. O'Brien – Thank you all for coming. Please hold all question, comments and concerns until the end of the meeting. Welcome to our 3 new board members. Laurie Hirth, Brad Chudiak and Kathy Harradine.

- **Approval of Minutes:**

- December 2022, Board Meeting Minutes. Approved by all.
- **President Report:** P. O'Brien: Just a quick update on the 2%. Our legal and representatives from Shenandoah received a zip file from Shenandoah and we forwarded it to our CPA so once its gone thru we will have questions to be answered. Metro K-9 has been working out well. There have been no issues that I am aware of so we will proceed forward.
- **E. Glapinski:** Will reports or stats be available for homeowners? There should be something so the Homeowners see what they are paying for.
- **P. O'Brien:** Not right away, there is information we don't want getting out or released. Roger from Metro K-9 will be speaking to the community on Saturday. He'll give an overview of what's been happening the last 3 months.
- **L. Hirth:** Who do we call if we see something?
- **P. O'Brien:** The sheriff, if you call for a problem at your home you will be charged a 45.00 service fee for Metro K-9. TPE has not signed up with Metro K-9 so we are still trying to get them onboard.
- **Vice President Report:** K. Doerr – I don't have anything for today, I'll give a report on Saturday at the Homeowners meeting.
- **Financial Report:** A. McNab: Checking is 71,168.93, Savings 113,166.18, Cd 113,516.04, Happening income 2780.00, housing fines (billed) 11,413.00, I will provide a full report on Saturday at the Homeowners meeting.
- We wanted to discuss changing the billing for fines from 30 days to 4 weeks. Its much easier for Marcee.
- **Motion to change from 30 days to 4 weeks for fines billing – P. O'Brien.**
- **2nd – K. Harradine.**
- **All in favor – 9 – Passed.**
- **We had 8 applications for assistance submitted: 6 Approved, 1 pending and 1 declined.**
- **Motion to approved the assistance stats – A. McNab**
- **2nd – K. Doerr**
- **All in favor – 9 – Passed.**
- **B. Chudiak – Is the assistance program a line item of the budget.**
- **A. McNab – Yes it is.**
- **B. Chudiak – We should have better advertising for people to apply if needed and to donate as well.**
- **Secretary Report: K. Caya:** Its been a very busy month. Several special meetings and so fourth.
- **Architectoral: W. Gonzales:** Year end numbers. 182 applications submitted, 7 were declined, 1 started fines and there were 19 violations, 7 are open and pending and 12 were closed and resolved. I think the committee is doing a great job. We rely on the homeowners to be our eyes and ears in the community.
- **K. Harradine – Q. Is there a max size for the no trespassing signs?**
- **E. Glapinski – A. Yes, the trespassing sign can't be over 18X24.**
- **Communications: K. Caya:** Blasts go out every couple of weeks. The blast consists of informational items and reminders. The process is, I draft the blast. Send it to the board for approval, corrections, or adjustments. Then I send it to the office and either Marcee or Kelly sent it out via constant contact.
- **A. McNab:** Happenings is going well. The articles and editing are done off site and the "Happenings" are printed in Idaho.
- **E. Glapinski:** I just want to understand, we farm it out of the state? Is the cost more or less than keeping it local?

A. McNab: Yes and it is less expensive.

I would like to have "Happenings" available in the golf shop as well as TPE and TPUOA.

- **Legal; P. O'Brien:** We are working on non-judicial foreclosures for back assessments owed. We are waiting for our attorneys to get back to us on the Assessment Policy.

K. Harradine – Does that have legal standing?

P. O'Brien- Yes, it is legal and it has been in our Bylaws since the beginning, we are just now exercising this option. Its only for Assessments owed and you can't have 2 non judicial on 1 property, so it is first come first serve and if the country club has one already on a property, we can't put a lien on the property. We do have liens on properties already and its 200.00 to put a lien on a property.

- **CC&R: E. Glapinski:** Just a quick reminder that Holiday decorations, including lights must be down by January 15th. Storage is still a problem within the community. Its very dangerous for 2 reasons. Fire and theft. Rain equals weeds. Out of 29 properties we have about 5-6 with repeat violations. I'd say the community is doing fairly well. CC&R is moving to Mondays starting 1-16-23.
- **Senior Housing: K. Doerr:** In 2022 we had 23 properties come into compliance. Currently we have 13 out of compliance, 12 are being monitored for underage and lack of documentation. (A/V and ID). Reminder if you rent out your property it must be a min. of 30 days and we require A/V, ID and rental agreement. Each time.
- **Rules & Regulations: P. O'Brien:** Dan Griffin's last day is 1/13/23. Western Golf is working on a replacement. Bobby is talking to all heads of Departments. The monthly meeting went well. Kacey, Juan and Mark were all present. Glad they were all there. Shows progress.

- **Old Business:** None to report.

- **New Business:** A. McNab – We are currently with Mechanics Bank and we have encountered many problems with accessing accounts in person and online. Statements are always late. Its just not convenient to bank with Mechanics. We are looking for a closer bank. Mark talked to Marcee about wants and needs. Marcee needs to be in the loop once we get the list together and come up with banks we will present the information to the board. We do have a CD that is almost up. We will not renew until we get settled on a bank. I could use a little help finding the right bank. **K. Doerr:** I can help with that.

I will add this item to the action log.

Member Comments or Questions: (Q) = Question; (A) = Answer; (C) = Comment

(Q) – Ruth Dearden – For 'Happenings' are you restricting to 16 pages?, and why are some articles not making it to the "Happenings"?

(A) – A. McNab – No, we are not restricted to 16 pages. Articles aren't cut they are sometimes edited down so that they take up less room. We can't duplicate the same article each month. If someone is coming to you Ruth you need to refer them to me. I have never cut an article.

(Q) – Ruth Dearden – K-9 Metro security is Awesome. Will there be an account to help people who can't afford the 40.00?

(A) – K. Doerr – No, not at the moment.

(A) – P. O'Brien – The special assessment will be yearly. If an owner calls K9 they are charged 45.00 fee. Once the ballots go out for the special assessment. We only need the majority of the ballots received back to us. We would like to have K9 Metro 5 days a week for 3 hours. We would like to et TPE on board so that the common areas can also be monitored. K9 Metro can get out of the vehicle and detain the perp, COP can only call the sheriff and monitor from their vehicle.

(C) – Ruth Dearden – Disaster Preparedness is now official a 501.c.

(Q) – Bill Barto – When did the assessments go out?, I did not receive mine.

(A) – K. Doerr – They are mailed out each year in October. Please check with the staff to find out where yours went.

(Q) – Bill Barto – Can we get speed signs? People really race through out the community.

(A) – K. Doerr – These are county roads so you can check with the county.

(A) – P. O'Brien – I do have a call in concerning speed bumps.

E. Glapinski - Motion to adjourn.

K. Caya – 2nd.

- **Meeting adjourned at 10:26AM**

Executive meeting to follow at 10:30am.

(/Signature on File/HOA Office)

KATHY HARRADINE, Secretary

Date _____

APPROVED

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

RECEIVED
2017 AUG 17 PM 2:48
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 527 Assessment Number: 693072016-2

Assessee: HOUGHTON BETTY ESTATE OF

Situs: 32221 CODY AVE THOUSAND PALMS 92276

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 \$ 12,228.11 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. 0016980; recorded on 01-15-15. 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.

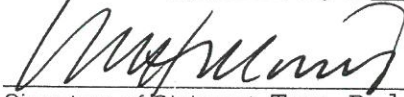
Recorded Notice of Delinquent Assessment and Claim of Lien

Please make check payable to the Law Office of Matt H. Morris - Client Trust Account

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 15th day of August, 2017 at Riverside California
County, State



Signature of Claimant Two Palm Real Estate LP Assignee of Kort Scott Financial Group LLC by Matt H. Morris, Esq., Attorney/Authorized Agent

Signature of Claimant

Print Name

47040 Washington St. #3201

Street Address

La Quinta, CA 92253

City, State, Zip

760.777.7941

Phone Number

Print Name

Street Address

City, State, Zip

Phone Number

DOC # 2015-0016980

01/15/2015

Customer Copy Label

The paper to which this label is affixed has not been compared with the filed/recorded document

Peter Aldana

County of Riverside
Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:
Matt H. Morris, Esq.

AND WHEN RECORDED MAIL TO:
Matt H. Morris, Esq.
47040 Washington Street, Suite 3201
La Quinta, CA 92253

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

Space above this line for recorder's use only

NOTICE OF DELINQUENT ASSESSMENT LIEN AND CLAIM OF LIEN

Title of Document

TRA: _____

DTT: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

LAW OFFICES OF MATT H. MORRIS
47040 WASHINGTON ST. SUITE 3201
LA QUINTA, CA 92253

APN: 653-082-016-1

NOTICE OF DELINQUENT ASSESSMENT LIEN AND CLAIM OF LIEN

NOTICE IS HEREBY GIVEN that Two Palms Real Estate, L.P., as Assignee of Kort & Scott Financial Group, LLC ("Two Palms") declares in accordance with the Declaration of Restrictions and Charges of Tri-Palm Estates Unit Three, recorded on January 24, 1968, as Instrument No. 7099, of the Official Records of Riverside County, California, and all Amendments and Supplements thereto ("Declaration") there is a lien upon the property owned by Betty Houghton, as described in the attached Exhibit "A" and more commonly known as 32221 Cody Drive, Thousand Palms, CA 92276

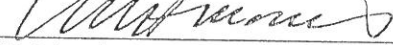
For non-payment of assessments, late charges and costs due and payable in the sum of \$1638.82, through the date of execution of this lien, comprising of the following amounts:

Regular Assessments (7/01/14 - 12/01/14)	\$1193.82
Collection Costs (including attorney fees)	\$445.00
Total Amount Owing to Association	\$1638.82

Plus subsequent assessments and other additional charges, including attorney's fees, Court costs, interest, and other charges as provided for in the Declaration and as allowed by California Law, which may hereafter become due and payable.

Dated: December 31, 2014

Two Palms Real Estate, L.P., as Assignee of
Kort & Scott Financial Group, LLC

By: 
Matt H. Morris, Esq., as Attorney and
Authorized Representative for Two Palms
Real Estate, L.P., as Assignee of Kort & Scott
Financial Group, LLC

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 December 31, 2014, before me, Diane Hunter, a Notary Public, personally appeared Matt H. Morris, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal

Signature: 
Diane Hunter (My commission expires Sept. 28, 2018)



Exhibit "A"

Lot 50 of Tract 3640 as per Map recorded in book 58, page(s) 38 to 41 inclusive of Maps, Records of Riverside County, California.

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

RECEIVED

2018 JUN 21 AM 11:55

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 527 Assessment No.: 693072016-2

Assessee: HOUGHTON BETTY ESTATE OF

Situs: 32221 CODY AVE THOUSAND PALMS 92276

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 \$ 3,481.00 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. 2016-0378565; recorded on 09/01/2016. 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.

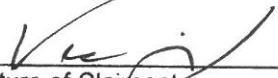
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

See enclosed documentations for back-up.

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 19 day of June, 2018 at Riverside, CA
County, State


Signature of Claimant

Signature of Claimant

Valerie Lam
Print Name

Print Name

4080 Lemon St. 14th floor
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

(951) 955-1836
Phone Number

Phone Number

When recorded please mail to:
Riverside County Code Enforcement Department
(District 4 Office)
77588 El Duna Ct, Palm Desert, CA 92211
Mail Stop No. 4016

2016-0378565

09/31/2016 10:21 AM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of

Betty Houghton)

Case No.: CV16-00074

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 32221 Cody Ave, Thousand Palms, Ca 92276

PARCEL #: 693-072-016

LEGAL DESCRIPTION: Lot 50 MB 058/038 TR 3640 of Sec 20 T4SR6E

VIOLATIONS: RCO 541 Sec 2 RCC 8.120.010 Accumulated Rubbish

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: H. Herrera
Hector Herrera, Senior Code Enforcement Officer

Dated: 8/31/16

ACKNOWLEDGEMENT

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.

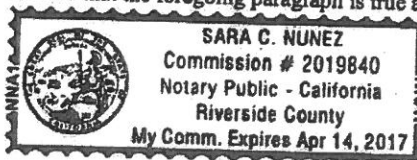
State of California)
County of Riverside)

On 8/31/16 before me, Sara C. Nunez, Notary Public, personally appeared Hector Herrera 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.

Sara C. Nunez
Commission # 2019840 Comm. Expires April 14, 2017





**CODE ENFORCEMENT
DEPARTMENT COUNTY
OF RIVERSIDE**

STATEMENT OF ABATEMENT COSTS

Date: May 24, 2018	Case: CV1600074 BOS District: 4
Property Owner CA BEST HOMES INC 6903 RITA AVE #212 RIVERSIDE, CA	Property Address Assessor Parcel Number: 693072016 32221 CODY AVE THOUSAND PLMS, CA 92276

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

You are liable to the County of Riverside for the following abatement costs:

Item	Description	Costs
LABOR COSTS		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$1,040.06
ADMINISTRATIVE CITATIONS		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$300.00
CONTRACTOR COSTS		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$296.50
COUNTY COUNSEL COSTS		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$1,757.50
RIVERSIDE SHERIFF'S OFFICE COSTS		
Riverside Sheriff	Subtotal of Riverside Sheriff's Office Costs - See Cost Detail Attached	\$0.00
OTHER COSTS		
Other Costs	Subtotal of Other Costs	\$87.00

Please refer to the remittance sheet attached for payment information.

Subtotal	\$3,481.06
Payments/Credits	\$0.00
TOTAL DUE NOW	\$3,481.06

Upon compliance of all violations, full payment of the above and confirmation of available funds to the County of Riverside, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

Code Enforcement Department



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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LABOR COSTS DETAIL

Below is the detailed information for the Labor Costs listed on the prior page.

Date	Item	Description	Costs
LABOR HOURS			
01/07/2016		Fee Date: 1/7/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Affidavit of Posting.	\$12.90
01/07/2016		Fee Date: 1/7/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Notice of Violation.	\$12.90
01/07/2016		Fee Date: 1/7/2016; Fee Type: Senior Hours; Fee Note: Time charge of .2 hours at 129.00/hr for Travel Time.	\$25.80
01/07/2016		Fee Date: 1/7/2016; Fee Type: Senior Hours; Fee Note: Time charge of .4 hours at 129.00/hr for Initial Inspection.	\$51.60
01/07/2016		Fee Date: 1/7/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Casework-Reports/Photos.	\$12.90
01/07/2016		Fee Date: 1/7/2016; Fee Type: Senior Hours; Fee Note: Time charge of .4 hours at 129.00/hr for Opened Case-Complaint.	\$51.60
01/08/2016		Fee Date: 1/8/2016; Fee Type: Officer Hours; Fee Note: Time charge of .3 hours at 109.00/hr for Casework-Phone Calls.	\$32.70
01/11/2016		Fee Date: 1/11/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Complaint.	\$12.90
01/11/2016		Fee Date: 1/11/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Casework-Reports/Photos.	\$12.90
01/11/2016		Fee Date: 1/11/2016; Fee Type: Senior Hours; Fee Note: Time charge of .4 hours at 129.00/hr for Follow Up Inspection.	\$51.60
01/19/2016		Fee Date: 1/19/2016; Fee Type: Senior Hours; Fee Note: Time charge of .2 hours at 129.00/hr for Complaint.	\$25.80
01/29/2016		Fee Date: 1/29/2016; Fee Type: Officer Hours; Fee Note: Time charge of .3 hours at 109.00/hr for Follow Up Inspection.	\$32.70
01/29/2016		Fee Date: 1/29/2016; Fee Type: Officer Hours; Fee Note: Time charge of .4 hours at 109.00/hr for Travel Time.	\$43.60
01/29/2016		Fee Date: 1/29/2016; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Casework-Reports/Photos.	\$21.80
02/01/2016		Fee Date: 2/1/2016; Fee Type: Senior Hours; Fee Note: Time charge of .3 hours at 129.00/hr for Follow Up Inspection.	\$38.70



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02/03/2016		Fee Date: 2/3/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Casework-Reports/Photos.	\$12.90
04/19/2016		Fee Date: 4/19/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Casework-Reports/Photos.	\$12.90
04/19/2016		Fee Date: 4/19/2016; Fee Type: Senior Hours; Fee Note: Time charge of .4 hours at 129.00/hr for Follow Up Inspection.	\$51.60
04/19/2016		Fee Date: 4/19/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Affidavit of Posting.	\$12.90
04/19/2016		Fee Date: 4/19/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Citation-Administrative.	\$12.90
04/19/2016		Fee Date: 4/19/2016; Fee Type: Senior Hours; Fee Note: Time charge of .3 hours at 129.00/hr for Travel Time.	\$38.70
06/28/2016		Fee Date: 6/28/2016; Fee Type: Senior Hours; Fee Note: Time charge of .4 hours at 129.00/hr for Follow Up Inspection.	\$51.60
06/28/2016		Fee Date: 6/28/2016; Fee Type: Senior Hours; Fee Note: Time charge of .2 hours at 129.00/hr for Travel Time.	\$25.80
06/28/2016		Fee Date: 6/28/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Affidavit of Posting.	\$12.90
06/28/2016		Fee Date: 6/28/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Casework-Reports/Photos.	\$12.90
06/28/2016		Fee Date: 6/28/2016; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Citation-Administrative.	\$12.90
10/19/2016		Fee Date: 10/19/2016; Fee Type: Technician Hours; Fee Note: Time charge of .25 hours at 82.00/hr for Clerical Casework.	\$20.50
10/19/2016		Fee Date: 10/19/2016; Fee Type: Technician Hours; Fee Note: Time charge of .1 hours at 82.00/hr for Lot Book.	\$8.20
11/30/2016		Fee Date: 11/30/2016; Fee Type: Senior Hours; Fee Note: Time charge of .2 hours at 129.00/hr for Travel Time.	\$25.80
02/07/2017		Fee Date: 2/7/2017; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 129.00/hr for Casework-Reports/Photos.	\$12.90
02/07/2017		Fee Date: 2/7/2017; Fee Type: Senior Hours; Fee Note: Time charge of .2 hours at 129.00/hr for Travel Time.	\$25.80
03/01/2017		Fee Date: 3/1/2017; Fee Type: Senior Hours; Fee Note: Time charge of .08 hours at 129.00/hr for Casework.	\$10.32
03/01/2017		Fee Date: 3/1/2017; Fee Type: Senior Hours; Fee Note: Time charge of .08 hours at 129.00/hr for Casework.	\$10.32



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03/06/2017		Fee Date: 3/6/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.28 hours at 129.00/hr for Casework.	\$36.12
03/16/2017		Fee Date: 3/16/2017; Fee Type: Senior Hours; Fee Note: Time charge of .1 hours at 142.00/hr for Casework-Reports/Photos.	\$14.20
03/16/2017		Fee Date: 3/16/2017; Fee Type: Senior Hours; Fee Note: Time charge of .3 hours at 142.00/hr for Follow Up Inspection.	\$42.60
03/16/2017		Fee Date: 3/16/2017; Fee Type: Senior Hours; Fee Note: Time charge of .2 hours at 142.00/hr for Travel Time.	\$28.40
03/29/2017		Fee Date: 3/29/2017; Fee Type: Supervisor Hours; Fee Note: Time charge of 0.08 hours at 142.00/hr for Casework-Reports/Photos.	\$11.36
04/03/2017		Fee Date: 4/3/2017; Fee Type: Senior Hours; Fee Note: Time charge of .3 hours at 142.00/hr for Follow Up Inspection.	\$42.60
04/03/2017		Fee Date: 4/3/2017; Fee Type: Senior Hours; Fee Note: Time charge of .2 hours at 142.00/hr for Travel Time.	\$28.40
04/26/2017		Fee Date: 4/26/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.17 hours at 142.00/hr for Board Hearing Results.	\$24.14
Labor Hours Subtotal			\$1,040.06

ADDITIONAL COSTS DETAIL

Date	Item	Description	Costs
ADMINISTRATIVE CITATIONS			
04/19/2016	Admin Citation	A48051; Fee Date: 4/19/2016; Fee Type: Admin Cite Amt; Fee Note: Citation #A48051 Issued To: BETTY HOUGHTON, Prop Owner(Yes)	\$100.00
06/28/2016	Admin Citation	A48062; Fee Date: 6/28/2016; Fee Type: Admin Cite Amt; Fee Note: Citation #A48062 Issued To: BETTY HOUGHTON, Prop Owner(Yes)	\$200.00
Administrative Citations Subtotal			\$300.00
CONTRACTOR COSTS			
06/30/2016	Contractor Costs	Fee Date: 6/30/2016; Fee Type: Lot Book; Fee Note: Title Solutions Inc Property Title Reports INV 05-	\$90.00
11/23/2016	Contractor Costs	Fee Date: 11/23/2016; Fee Type: Lot Book; Fee Note: RZ Title Services Inc PARTIES OF INTEREST REPORTS	\$124.80
03/29/2017	Contractor Costs	Fee Date: 3/29/2017; Fee Type: Lot Book; Fee Note: RZ Title Services Inc PARTIES OF INTEREST REPORTS	\$62.40
	Contractor Costs	Property Research Fee	\$19.30
Contractor Costs Subtotal			\$296.50
COUNTY COUNSEL COSTS			



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10/31/2016	County Counsel Costs	Fee Date: 10/31/2016; Fee Type: County Counsel Costs; Fee Note: October 2016 County Counsel Billing	\$1,713.10
11/30/2016	County Counsel Costs	Fee Date: 11/30/2016; Fee Type: County Counsel Costs; Fee Note: November 2016 Billing	\$44.40
		County Counsel Costs Subtotal	\$1,757.50
OTHER COSTS			
	Other Costs	Recording Fee Release DOC#2016-0378565	\$22.00
	Other Costs	SOAC Prep Fee	\$65.00
		Other Costs Subtotal	\$87.00



**CODE ENFORCEMENT
DEPARTMENT COUNTY
OF RIVERSIDE**

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REMITTANCE INFORMATION

Please remit payment and include this sheet

REMITTANCE INFORMATION

**Make checks payable and remit to:
Riverside County Code Enforcement
Department
Attn: Administrative Services
4080 Lemon Street, 12th Floor
P.O. Box 1469
Riverside, CA 92502**

Subtotal	\$3,481.06
Payments/Credits	\$0.00
TOTAL DUE NOW	\$3,481.06