

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



**ITEM:** 19.16  
(ID # 21562)

**MEETING DATE:**  
Tuesday, August 01, 2023

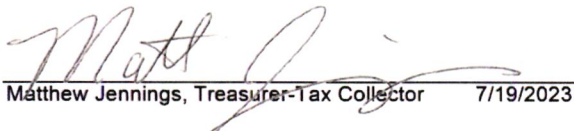
**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 473. Last assessed to: Linda M. Cole, a widow. District 5. [\$14,457 -Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Sierra Dawn Estates Homeowners Association, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 446181041-5;
2. Authorize and direct the Auditor-Controller to issue a warrant to Sierra Dawn Estates Homeowners Association, Inc. in the amount of \$14,457.02, 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;
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$19,926.72 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:Policy**

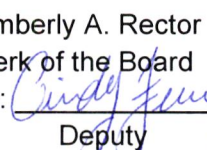
  
Matthew Jennings, Treasurer-Tax Collector 7/19/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 14,457	\$ 0	\$ 14,457	\$ 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 1, 2018 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 18, 2018, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest Reports to notify all parties of interest attached to the parcel.
2. Researched all last assessees through the County's Property Tax System for any additional addresses.
3. Used Accurant (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times, and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676 (b).

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration

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

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

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

1. Claim from Sierra Dawn Estates Homeowners Association, Inc. based on an Amendment to Notice of Delinquent Assessment recorded March 1, 2016 as Instrument No. 2016-0081095.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Sierra Dawn Estates Homeowners Association, Inc. be awarded excess proceeds in the amount of \$14,457.02. Since there are no other claimants the unclaimed excess proceeds in the amount of \$19,926.72 will be transferred to the County General Fund. Supporting documentation has been provided. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

**Impact on Residents and Businesses**

Excess proceeds will be released to a lienholder of the property and transferred to the County General Fund.

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

**ATTACHMENT A. Claim SDEHOA**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/21/2023

  
Kristine Bell-Valdez, Supervising Deputy County Counsel 6/21/2023

1027177.10012

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

RECEIVED

2019 JUN 11 PM 4:48

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 473 Assessment Number: 446181041-5

Assessee: COLE, LINDA M

Situs: 890 SAN FRANCISCO DR HEMET 92543

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$15,514.52 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2012-0586715; recorded on 12/4/12. 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.

- 1. Itemized Account History.
- 2. Notice of Delinquent Assessment Recorded as doc #2012-0586715.
- 3. Authorization for Claim for Excess Proceeds.

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<sup>th</sup> day of May, 2019 at San Diego, CA  
County, State

Elisa M. Pérez  
Signature of Claimant

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

Elisa M. Pérez, Attorney for Sierra Dawn Estates HOA  
Print Name

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

10200 Willow Creek Road, Suite 100  
Street Address

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

San Diego, CA 92131  
City, State, Zip

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

800-300-1704  
Phone Number

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

eperez@epsten.com  
Email Address

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

SIERRA DAWN ESTATES HOMEOWNERS ASSOCIATION, INC.  
AUTHORIZATION FOR CLAIM OF EXCESS PROCEEDS

APN: 446-181-041-5  
Assessee: Cole, Linda M.  
Property Address: 890 San Francisco Drive, Hemet, California 92543  
Tax Sale: May 1, 2018

I hereby authorize Elisa M. Perez, attorney at Epsten Grinnell & Howell, APC, to claim on behalf of Sierra Dawn Estates Homeowners Association, Inc., excess proceeds from the tax sale for the property referenced above.

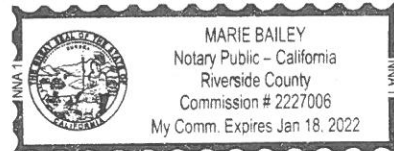
SIERRA DAWN ESTATES HOMEOWNERS  
ASSOCIATION, INC.

Dated: 05/23/2019

By: [Signature]  
Its: President

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

STATE OF CALIFORNIA )  
  )   ss.  
COUNTY OF RIVERSIDE )



On May 23, 2019, before me, Marie Bailey, Notary Public, personally appeared Jerry Rabos 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~~<sup>she</sup> executed the same in ~~his~~<sup>her</sup> authorized capacity, and that by ~~his~~<sup>her</sup> signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said State

2016-0081095

03/01/2016 12:39 PM Fee: \$ 30.00

Page 1 of 3

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



RECORDING REQUESTED BY  
WHEN RECORDED MAIL TO:  
David E. Bruce, Esq.  
EPSTEN GRINNELL & HOWELL, APC  
74830 Highway 111, Suite 100  
Indian Wells, CA 92210

7179

					R	A	Exam: 221		
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SIZE	NCOR	SMF	NCHG	T:					

AMENDMENT TO  
NOTICE OF DELINQUENT ASSESSMENT

31.50

NOTICE IS HEREBY GIVEN that the undersigned declares that the Notice of Delinquent Assessment recorded in the Office of the Riverside County Recorder on December 4, 2012 as File/Page No. 2012-0586715, against that certain real property located at 890 San Francisco Drive, Hemet, CA 92543, more particularly known as Parcel No. 446-181-041-5, by SIERRA DAWN ESTATES HOMEOWNERS ASSOCIATION, INC., which is purportedly owned by Linda M. Cole, is amended to add/correct the following bolded information:

NOTICE IS HEREBY GIVEN that the Board of Directors of SIERRA DAWN ESTATES HOMEOWNERS ASSOCIATION, INC., pursuant to the powers conferred upon it by that certain Master Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in the Office of the Riverside County Recorder, State of California, on March 4, 2005, as File/Page No. 2005-0174978, and any amendments, **supplements** or restatements thereof, and Civil Code Section 5675, levied assessments and other charges on that certain **real property legally described as:** 890 San Francisco Drive, Hemet, CA 92543, Parcel No. 446-181-041-5, **and more particularly** described in the deed recorded on February 18, 2003 as File/Page No. 2003-110509.

The amount of the lien imposed on **the real property referenced above by this Notice** is \$1,151.21, as itemized in Exhibit "A" attached hereto, plus any additional amounts accrued and owing after the date of recordation to the date of satisfaction hereof, which includes the following:

The name and address of the trustee authorized by the Association to enforce the lien by sale is **Nationwide Reconveyance LLC, 5677 Oberlin Drive #210, San Diego, California, 92121.**

All other information stated in the above referenced Notice of Delinquent Assessment is correct and remains the same.

DATED: 2-29-16

By:   
David E. Bruce,  
Attorney for SIERRA DAWN ESTATES  
HOMEOWNERS ASSOCIATION, INC.

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

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF RIVERSIDE )

On 2-29-16, before me, Donica Bridget Simmons, Notary Public, personally appeared David E. Bruce, 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 the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Notary Public in and for said State

AR6280

Sierra Dawn Estates HOA, Inc  
 FINANCIAL TRANSACTIONS - 11/19/12

890 SAN FRANCISCO DRIVE  
 LINDA COLE

Unit ID: 1210  
 STATUS: 40 - Final Warning  
 PREPAID BAL: 0.00

START DATE: 11/01/11

TXN	PAYMENTS/TRXN		DESCR		CHARGES/PAYMENT		DISTR		DUE
DATE	PAYMT	AMT	CHECK #	DEP	DT	CODE	N/A	DESCRIPTION	AMOUNT
110111						A1		Association Fee	75.00
75.00									
111611						01		Late Fee	10.00
85.00									
120111						A1		Association Fee	75.00
160.00									
120611	75.00		119		120911	A1		Association Fee	(75.00)
85.00									
121611						01		Late Fee	10.00
95.00									
010112						A1		Association Fee	75.00
170.00									
010512	95.00		121		010512	A1		Association Fee	(75.00)
75.00									
010512						01		Late Fee	(20.00)
011812						01		Late Fee	10.00
85.00									
020112						A1		Association Fee	75.00
160.00									
020912	85.00		126		020912	A1		Association Fee	(75.00)
75.00									
020912						01		Late Fee	(10.00)
021612						01		Late Fee	10.00
85.00									
030112						A1		Association Fee	75.00
160.00									
030912	85.00		221		030912	A1		Association Fee	(75.00)
75.00									
030912						01		Late Fee	(10.00)
031612						01		Late Fee	10.00
85.00									
040112						A1		Association Fee	75.00
160.00									
041712						01		Late Fee	10.00
170.00									
041712						04		Finance Charge	0.76
170.76									
050112						A1		Association Fee	75.00
245.76									
051512	60.00		C		051512	A1		Association Fee	(60.00)
185.76									
051612						01		Late Fee	10.00
195.76									

EXHIBIT A

2012-0506715  
 12/04/2012 09:19A  
 2 of 3



Account Number	Charge Code	Description	Amount
051612 197.39	04	INTEREST Finance Charge	1.63
060112 272.39	A1	APPLY CHARGES Association Fee	75.00
061612 282.39	01	APPLY LATE FEE Late Fee	10.00
061612 284.07	04	INTEREST Finance Charge	1.68
070112 359.07	A1	APPLY CHARGES Association Fee	75.00
071712 369.07	01	APPLY LATE FEE Late Fee	10.00
071712 371.44	04	INTEREST Finance Charge	2.37
080112 446.44	A1	APPLY CHARGES Association Fee	75.00
081612 456.44	01	APPLY LATE FEE Late Fee	10.00
081612 459.65	04	INTEREST Finance Charge	3.21
090112 534.65	A1	APPLY CHARGES Association Fee	75.00
091812 544.65	01	APPLY LATE FEE Late Fee	10.00
091812 548.62	04	INTEREST Finance Charge	3.97
100112 623.62	A1	APPLY CHARGES Association Fee	75.00
101912 633.62	01	APPLY LATE FEE Late Fee	10.00
101912 638.21	04	INTEREST Finance Charge	4.59
110112 713.21	A1	APPLY CHARGES Association Fee	75.00
111612 723.21	01	APPLY LATE FEE Late Fee	10.00
111612 728.71	04	INTEREST Finance Charge	5.50

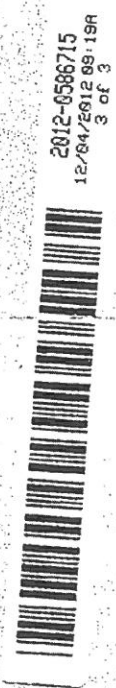
AR6280

BALANCE SUMMARY

CHARGE CODE	DESCRIPTION	AMOUNT
A1	Association Fee	615.00
01	Late Fee	90.00
04	Finance Charge	23.71
TOTAL:		728.71

*Legal 422.50*  
*Balance 1,151.21*

EXHIBIT A





Resident Transaction Report  
Sierra Dawn Estates HOA

19-5 Sierra Dawn Estates  
Hemet CA 92543

Unit	Space	Resident	Type	Date	CC	Description	Check	Charge Amount	Payment/Credit	Balance
1210		01				App# 24380	Beg Bal			0.00
"Estate of Linda Cole"			Chg	09/30/2015	MA	Bal as of 9/30/15		3,636.00		3,636.00
890 Bella Vista Dr			Chg	09/30/2015	LF	Bal as of 9/30/15		421.80		4,057.80
Hemet CA 92543			Chg	09/30/2015	IN	Bal as of 9/30/15		678.53		4,736.33
			Chg	09/30/2015	LE	Bal as of 9/30/15		1,600.00		6,336.33
890 San Francisco Dr			Chg	09/30/2015	SX	Bal as of 9/30/15		465.00		6,801.33
Hemet CA 92543			Chg	10/01/2015	MA	Monthly Assessment		102.00		6,903.33
			Chg	11/01/2015	MA	Monthly Assessment		102.00		7,005.33
			Chg	12/01/2015	MA	Monthly Assessment		102.00		7,107.33
			Chg	01/01/2016	MA	Monthly Assessment		114.00		7,221.33
			Chg	01/16/2016	LF	Late Fee		11.40		7,232.73
			Chg	01/31/2016	IN	Interest Charge		65.43		7,298.16
			Chg	02/01/2016	MA	Monthly Assessment		114.00		7,412.16
			Chg	02/17/2016	LF	Late Fee		11.40		7,423.56
			Chg	02/29/2016	IN	Interest Charge		66.68		7,490.24
			Chg	03/01/2016	MA	Monthly Assessment		114.00		7,604.24
			Chg	03/16/2016	LF	Late Fee		11.40		7,615.64
			Chg	03/31/2016	IN	Interest Charge		67.94		7,683.58
			Chg	04/01/2016	MA	Monthly Assessment		114.00		7,797.58
			Chg	04/16/2016	LF	Late Fee		11.40		7,808.98
			Chg	04/30/2016	IN	Interest Charge		69.19		7,878.17
			Chg	05/01/2016	MA	Monthly Assessment		114.00		7,992.17
			Chg	05/17/2016	LF	Late Fee		11.40		8,003.57
			Chg	05/31/2016	IN	Interest Charge		70.44		8,074.01
			Chg	06/01/2016	MA	Monthly Assessment		114.00		8,188.01
			Chg	06/16/2016	LF	Late Fee		11.40		8,199.41
			Chg	06/30/2016	IN	Interest Charge		71.70		8,271.11
			Chg	07/01/2016	MA	Monthly Assessment		114.00		8,385.11
			Chg	07/18/2016	LF	Late Fee		11.40		8,396.51
			Chg	07/31/2016	IN	Interest Charge		72.95		8,469.46
			Chg	08/01/2016	MA	Monthly Assessment		114.00		8,583.46
			Chg	08/04/2016	LE	EG&H Inv 708264		15.00		8,598.46
			Chg	08/04/2016	LE	EG&H Inv 708264		100.00		8,698.46
			Chg	08/04/2016	LE	EG&H Inv 708264		240.00		8,938.46
			Chg	08/16/2016	LF	Late Fee		11.40		8,949.86
			Chg	08/30/2016	LE	EG&H Inv # 710181		172.00		9,121.86
			Chg	08/31/2016	IN	Interest Charge		74.21		9,196.07
			Chg	09/01/2016	MA	Monthly Assessment		114.00		9,310.07
			Chg	09/16/2016	LF	Late Fee		11.40		9,321.47
			Chg	09/30/2016	IN	Interest Charge		80.73		9,402.20
			Chg	10/01/2016	MA	Monthly Assessment		114.00		9,516.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		40.00		9,556.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		40.00		9,596.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		40.00		9,636.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		180.00		9,816.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		40.00		9,856.20
			Chg	10/04/2016	LE	EG&H Inv#711868		132.00		9,988.20
			Chg	10/18/2016	LF	Late Fee		11.40		9,999.60
			Chg	10/31/2016	IN	Interest Charge		81.98		10,081.58
			Chg	11/01/2016	MA	Monthly Assessment		114.00		10,195.58
			Chg	11/16/2016	LF	Late Fee		11.40		10,206.98
			Chg	11/30/2016	IN	Interest Charge		87.96		10,294.94
			Chg	12/01/2016	MA	Monthly Assessment		114.00		10,408.94
			Chg	12/16/2016	LF	Late Fee		11.40		10,420.34
			Chg	12/31/2016	IN	Interest Charge		89.21		10,509.55
			Chg	01/01/2017	MA	Monthly Assessment		119.00		10,628.55
			Chg	01/18/2017	LF	Late Fee		11.90		10,640.45
			Chg	01/31/2017	IN	Interest Charge		90.52		10,730.97
			Chg	02/01/2017	MA	Monthly Assessment		119.00		10,849.97
			Chg	02/16/2017	LF	Late Fee		11.90		10,861.87
			Chg	02/28/2017	IN	Interest Charge		91.83		10,953.70
			Chg	03/01/2017	MA	Monthly Assessment		119.00		11,072.70
			Chg	03/16/2017	LF	Late Fee		11.90		11,084.60
			Chg	03/31/2017	IN	Interest Charge		93.13		11,177.73
			Chg	04/01/2017	MA	Monthly Assessment		119.00		11,296.73
			Chg	04/18/2017	LF	Late Fee		11.90		11,308.63
			Chg	04/30/2017	IN	Interest Charge		94.44		11,403.07
			Chg	05/01/2017	MA	Monthly Assessment		119.00		11,522.07
			Chg	05/16/2017	LF	Late Fee		11.90		11,533.97
			Chg	05/31/2017	IN	Interest Charge		95.75		11,629.72
			Chg	06/01/2017	MA	Monthly Assessment		119.00		11,748.72
			Chg	06/16/2017	LF	Late Fee		11.90		11,760.62
			Chg	06/30/2017	IN	Interest Charge		97.06		11,857.68
			Chg	07/01/2017	MA	Monthly Assessment		119.00		11,976.68
			Chg	07/18/2017	LF	Late Fee		11.90		11,988.58
			Chg	07/31/2017	IN	Interest Charge		98.37		12,086.95
			Chg	08/01/2017	MA	Monthly Assessment		119.00		12,205.95

Resident Transaction Report  
Sierra Dawn Estates HOA

19-5 Sierra Dawn Estates  
Hemet CA 92543

Unit	Space	Resident	Type	Date	CC	Description	Check	Charge Amount	Payment/Credit	Balance
Chg			LF	08/16/2017		Late Fee		11.90		12,217.85
Chg			LE	08/30/2017		EG&H Inv 730426 7/18		30.00		12,247.85
Chg			IN	08/31/2017		Interest Charge		99.68		12,347.53
Chg			MA	09/01/2017		Monthly Assessment		119.00		12,466.53
Chg			LF	09/16/2017		Late Fee		11.90		12,478.43
Chg			IN	09/30/2017		Interest Charge		101.29		12,579.72
Chg			MA	10/01/2017		Monthly Assessment		119.00		12,698.72
Chg			LE	10/05/2017		EG&H Inv 732080 8/8		40.00		12,738.72
Chg			LF	10/17/2017		Late Fee		11.90		12,750.62
Chg			IN	10/31/2017		Interest Charge		102.60		12,853.22
Chg			MA	11/01/2017		Monthly Assessment		119.00		12,972.22
Chg			LF	11/16/2017		Late Fee		11.90		12,984.12
Chg			LE	11/29/2017		EG&H Inv735342 10/2		40.00		13,024.12
Chg			IN	11/30/2017		Interest Charge		104.31		13,128.43
Chg			MA	12/01/2017		Monthly Assessment		119.00		13,247.43
Chg			LF	12/16/2017		Late Fee		11.90		13,259.33
Chg			IN	12/31/2017		Interest Charge		106.02		13,365.35
Chg			MA	01/01/2018		Monthly Assessment		119.00		13,484.35
Chg			LF	01/17/2018		Late Fee		11.90		13,496.25
Chg			IN	01/31/2018		Interest Charge		107.32		13,603.57
Chg			LE	01/31/2018		EG&H Inv738667 12/12		140.00		13,743.57
Chg			LE	01/31/2018		EG&H Inv738667 12/15		140.00		13,883.57
Chg			LE	01/31/2018		EG&H Inv738667 12/22		100.00		13,983.57
Chg			MA	02/01/2018		Monthly Assessment		119.00		14,102.57
Chg			LF	02/16/2018		Late Fee		11.90		14,114.47
Chg			IN	02/28/2018		Interest Charge		112.43		14,226.90
Chg			MA	03/01/2018		Monthly Assessment		119.00		14,345.90
Chg			LF	03/16/2018		Late Fee		11.90		14,357.80
Chg			IN	03/31/2018		Interest Charge		113.74		14,471.54
Chg			LE	03/31/2018		EG&H Inv 744627		202.50		14,674.04
Chg			MA	04/01/2018		Monthly Assessment		119.00		14,793.04
Chg			LF	04/17/2018		Late Fee		11.90		14,804.94
Chg			IN	04/30/2018		Interest Charge		117.08		14,922.02
						Master Landscape Inv. #4503 4/18/14			-290.00	14,632.02
						Master Landscape Inv. #5958 6/19/15			-175.00	14,457.02
						Legal Fees		1,057.50		15,514.52
									Balance Due:	15,514.52

212-473

*Respond to San Diego Office*

April 28, 2023

**VIA OVERNIGHT MAIL**

Riverside County Treasurer  
Matthew Jennings  
4080 Lemon Street  
Riverside, CA 92501  
Attention: Excess Proceeds

RE: Sierra Dawn Estates Homeowners Association, Inc.  
Assessment Number: 446181041-5 (PIN)  
Assessee: Cole, Linda M.  
Property: 890 San Francisco Drive, Hemet, CA 92543  
Our Reference No. 7179.0026; Assn. Account No. 1210

Dear Mr. Jennings:

This office represents Sierra Dawn Estates Homeowners Association, Inc., (“Association”). As requested in your March 30, 2023 letter, enclosed please find a Notarized Statement of Monies Owed. Please note: This accounting statement was provided with the original claim for proceeds, submitted June 6, 2019, which included the amount owed as of the date of the tax sale, therefore there is no update to the balance. In addition, enclosed is a copy of the 2016 Amendment to the Notice of Delinquent Assessment Lien, initially recorded December 4, 2012 as Doc No. 2012-0586715. Please feel free to contact me at any time should you require further information.

Sincerely,

EPSTEN, APC



Jillian Wright  
Attorney at Law

**This is a communication from a debt collector and is an attempt to collect a debt.  
Any information obtained will be used for that purpose.**

California license number pending.

**cc: VIA FIRST-CLASS MAIL TO:**

**Riverside County Treasurer, Matthew Jennings  
P.O. Box 12005, Riverside, CA 92502-2205**

**San Diego**  
10200 Willow Creek Rd., Suite 100  
San Diego, CA 92131  
1.858.527.0111 • fax 1.858.527.1531  
4919616\_1

**Coachella Valley**  
74830 Highway 111, Suite 100  
Indian Wells, CA 92210  
1.760.836.1036 • fax 1.760.836.1040

**Inland Empire**  
43460 Ridge Park Dr., Suite 200  
Temecula, CA 92590  
1.951.461.1181 • fax 1.858.527.1531

Resident Transaction Report  
Sierra Dawn Estates HOA

19-5 Sierra Dawn Estates  
Hemet CA 92543

Unit	Space	Resident	Type	Date	CC	Description	Check	Charge Amount	Payment/Credit	Balance
1210		01				App# 24380	Beg Bal			0.00
*Estate of Linda Cole*			Chg	09/30/2015	MA	Bal as of 9/30/15		3,636.00		3,636.00
890 Bella Vista Dr			Chg	09/30/2015	LF	Bal as of 9/30/15		421.80		4,057.80
Hemet CA 92543			Chg	09/30/2015	IN	Bal as of 9/30/15		678.53		4,736.33
			Chg	09/30/2015	LE	Bal as of 9/30/15		1,600.00		6,336.33
890 San Francisco Dr			Chg	09/30/2015	SX	Bal as of 9/30/15		465.00		6,801.33
Hemet CA 92543			Chg	10/01/2015	MA	Monthly Assessment		102.00		6,903.33
			Chg	11/01/2015	MA	Monthly Assessment		102.00		7,005.33
			Chg	12/01/2015	MA	Monthly Assessment		102.00		7,107.33
			Chg	01/01/2016	MA	Monthly Assessment		114.00		7,221.33
			Chg	01/16/2016	LF	Late Fee		11.40		7,232.73
			Chg	01/31/2016	IN	Interest Charge		65.43		7,298.16
			Chg	02/01/2016	MA	Monthly Assessment		114.00		7,412.16
			Chg	02/17/2016	LF	Late Fee		11.40		7,423.56
			Chg	02/29/2016	IN	Interest Charge		66.68		7,490.24
			Chg	03/01/2016	MA	Monthly Assessment		114.00		7,604.24
			Chg	03/16/2016	LF	Late Fee		11.40		7,615.64
			Chg	03/31/2016	IN	Interest Charge		67.94		7,683.58
			Chg	04/01/2016	MA	Monthly Assessment		114.00		7,797.58
			Chg	04/16/2016	LF	Late Fee		11.40		7,808.98
			Chg	04/30/2016	IN	Interest Charge		69.19		7,878.17
			Chg	05/01/2016	MA	Monthly Assessment		114.00		7,992.17
			Chg	05/17/2016	LF	Late Fee		11.40		8,003.57
			Chg	05/31/2016	IN	Interest Charge		70.44		8,074.01
			Chg	06/01/2016	MA	Monthly Assessment		114.00		8,188.01
			Chg	06/16/2016	LF	Late Fee		11.40		8,199.41
			Chg	06/30/2016	IN	Interest Charge		71.70		8,271.11
			Chg	07/01/2016	MA	Monthly Assessment		114.00		8,385.11
			Chg	07/18/2016	LF	Late Fee		11.40		8,396.51
			Chg	07/31/2016	IN	Interest Charge		72.95		8,469.46
			Chg	08/01/2016	MA	Monthly Assessment		114.00		8,583.46
			Chg	08/04/2016	LE	EG&H Inv 708264		15.00		8,598.46
			Chg	08/04/2016	LE	EG&H Inv 708264		100.00		8,698.46
			Chg	08/04/2016	LE	EG&H Inv 708264		240.00		8,938.46
			Chg	08/16/2016	LF	Late Fee		11.40		8,949.86
			Chg	08/30/2016	LE	EG&H Inv # 710181		172.00		9,121.86
			Chg	08/31/2016	IN	Interest Charge		74.21		9,196.07
			Chg	09/01/2016	MA	Monthly Assessment		114.00		9,310.07
			Chg	09/16/2016	LF	Late Fee		11.40		9,321.47
			Chg	09/30/2016	IN	Interest Charge		80.73		9,402.20
			Chg	10/01/2016	MA	Monthly Assessment		114.00		9,516.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		40.00		9,556.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		40.00		9,596.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		40.00		9,636.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		180.00		9,816.20
			Chg	10/04/2016	LE	EG&H Invoice 711866		40.00		9,856.20
			Chg	10/04/2016	LE	EG&H Inv#711868		132.00		9,988.20
			Chg	10/18/2016	LF	Late Fee		11.40		9,999.60
			Chg	10/31/2016	IN	Interest Charge		81.98		10,081.58
			Chg	11/01/2016	MA	Monthly Assessment		114.00		10,195.58
			Chg	11/16/2016	LF	Late Fee		11.40		10,206.98
			Chg	11/30/2016	IN	Interest Charge		87.96		10,294.94
			Chg	12/01/2016	MA	Monthly Assessment		114.00		10,408.94
			Chg	12/16/2016	LF	Late Fee		11.40		10,420.34
			Chg	12/31/2016	IN	Interest Charge		89.21		10,509.55
			Chg	01/01/2017	MA	Monthly Assessment		119.00		10,628.55
			Chg	01/18/2017	LF	Late Fee		11.90		10,640.45
			Chg	01/31/2017	IN	Interest Charge		90.52		10,730.97
			Chg	02/01/2017	MA	Monthly Assessment		119.00		10,849.97
			Chg	02/16/2017	LF	Late Fee		11.90		10,861.87
			Chg	02/28/2017	IN	Interest Charge		91.83		10,953.70
			Chg	03/01/2017	MA	Monthly Assessment		119.00		11,072.70
			Chg	03/16/2017	LF	Late Fee		11.90		11,084.60
			Chg	03/31/2017	IN	Interest Charge		93.13		11,177.73
			Chg	04/01/2017	MA	Monthly Assessment		119.00		11,296.73
			Chg	04/18/2017	LF	Late Fee		11.90		11,308.63
			Chg	04/30/2017	IN	Interest Charge		94.44		11,403.07
			Chg	05/01/2017	MA	Monthly Assessment		119.00		11,522.07
			Chg	05/16/2017	LF	Late Fee		11.90		11,533.97
			Chg	05/31/2017	IN	Interest Charge		95.75		11,629.72
			Chg	06/01/2017	MA	Monthly Assessment		119.00		11,748.72
			Chg	06/16/2017	LF	Late Fee		11.90		11,760.62
			Chg	06/30/2017	IN	Interest Charge		97.06		11,857.68
			Chg	07/01/2017	MA	Monthly Assessment		119.00		11,976.68
			Chg	07/18/2017	LF	Late Fee		11.90		11,988.58
			Chg	07/31/2017	IN	Interest Charge		98.37		12,086.95
			Chg	08/01/2017	MA	Monthly Assessment		119.00		12,205.95

Resident Transaction Report  
Sierra Dawn Estates HOA

19-5 Sierra Dawn Estates  
Hemet CA 92543

Unit	Space	Resident	Type	Date	CC	Description	Check	Charge Amount	Payment/Credit	Balance
			Chg	08/16/2017	LF	Late Fee		11.90		12,217.85
			Chg	08/30/2017	LE	EG&H Inv 730426 7/18		30.00		12,247.85
			Chg	08/31/2017	IN	Interest Charge		99.68		12,347.53
			Chg	09/01/2017	MA	Monthly Assessment		119.00		12,466.53
			Chg	09/16/2017	LF	Late Fee		11.90		12,478.43
			Chg	09/30/2017	IN	Interest Charge		101.29		12,579.72
			Chg	10/01/2017	MA	Monthly Assessment		119.00		12,698.72
			Chg	10/05/2017	LE	EG&H Inv 732080 8/8		40.00		12,738.72
			Chg	10/17/2017	LF	Late Fee		11.90		12,750.62
			Chg	10/31/2017	IN	Interest Charge		102.60		12,853.22
			Chg	11/01/2017	MA	Monthly Assessment		119.00		12,972.22
			Chg	11/16/2017	LF	Late Fee		11.90		12,984.12
			Chg	11/29/2017	LE	EG&H Inv735342 10/2		40.00		13,024.12
			Chg	11/30/2017	IN	Interest Charge		104.31		13,128.43
			Chg	12/01/2017	MA	Monthly Assessment		119.00		13,247.43
			Chg	12/16/2017	LF	Late Fee		11.90		13,259.33
			Chg	12/31/2017	IN	Interest Charge		106.02		13,365.35
			Chg	01/01/2018	MA	Monthly Assessment		119.00		13,484.35
			Chg	01/17/2018	LF	Late Fee		11.90		13,496.25
			Chg	01/31/2018	IN	Interest Charge		107.32		13,603.57
			Chg	01/31/2018	LE	EG&H Inv738667 12/12		140.00		13,743.57
			Chg	01/31/2018	LE	EG&H Inv738667 12/15		140.00		13,883.57
			Chg	01/31/2018	LE	EG&H Inv738667 12/22		100.00		13,983.57
			Chg	02/01/2018	MA	Monthly Assessment		119.00		14,102.57
			Chg	02/16/2018	LF	Late Fee		11.90		14,114.47
			Chg	02/28/2018	IN	Interest Charge		112.43		14,226.90
			Chg	03/01/2018	MA	Monthly Assessment		119.00		14,345.90
			Chg	03/16/2018	LF	Late Fee		11.90		14,357.80
			Chg	03/31/2018	IN	Interest Charge		113.74		14,471.54
			Chg	03/31/2018	LE	EG&H Inv 744627		202.50		14,674.04
			Chg	04/01/2018	MA	Monthly Assessment		119.00		14,793.04
			Chg	04/17/2018	LF	Late Fee		11.90		14,804.94
			Chg	04/30/2018	IN	Interest Charge		117.08		14,922.02
						Master Landscape Inv. #4503 4/18/14			-290.00	14,632.02
						Master Landscape Inv. #5958 6/19/15			-175.00	14,457.02
						Legal Fees		1,057.50		15,514.52
									Balance Due:	15,514.52

ACKNOWLEDGMENT

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

State of California  
County of San Diego

On April 28, 2023 before me, Suzane M. Estilow, Notary Public  
(here insert name and title of the officer)  
personally appeared Jillian M. Wright

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 Suzane M. Estilow

(Seal)

