

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



ITEM: 19.27
(ID # 22033)

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 648. Last assessed to: Paul Espe and Sandra Espe, husband and wife as joint tenants. District 3. [\$6,534-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Cochran Investment Company, Inc., Assignee for Sandra Espe, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 584210014-9;
2. Approve the claim from Cochran Investment Company, Inc., Assignee for Paul Espe, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 584210014-9;
3. Authorize and direct the Auditor-Controller to issue a warrant to Cochran Investment Company, Inc., Assignee for Sandra Espe in the amount of \$3,267.15 and Cochran Investment Company, Inc., Assignee for Paul Espe in the amount of \$3,267.14, 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:


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	\$ 6,534	\$ 0	\$ 6,534	\$ 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 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 various research methods used to obtain current mailing addresses for these parties of interest.

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claim from Cochran Investment Company, Inc., Assignee for Sandra Espe based on an Assignment of Right to Collect Excess Proceeds notarized May 29, 2019 and a Grant Deed recorded September 14, 2001 as Instrument No. 2001-446637.
2. Claim from Cochran Investment Company, Inc., Assignee for Paul Espe based on an Assignment of Right to Collect Excess Proceeds notarized May 16, 2019 and a Grant Deed recorded September 14, 2001 as Instrument No. 2001-446637.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Cochran Investment Company, Inc., Assignee for Sandra Espe be awarded excess proceeds in the amount of \$3,267.15 and Cochran Investment Company, Inc., Assignee for Paul Espe in the amount of \$3,267.14. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to the last assesses the property.

ATTACHMENTS (if any, in this order):

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

ATTACHMENT A. Claim CochranS

ATTACHMENT B. Claim CochranP

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/25/2023

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

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2019 JUN -3 PM 1:09

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 212 Item 648 Assessment No.: 584210014-9

Assessee: ESPE, PAUL & SANDRA

Situs:

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 \$ 3487.50 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. 2001-446637; recorded on 9/14/01. 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.

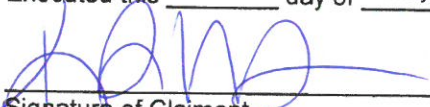
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Copy of Grant Deed, Notarized Assignment of Rights to Collect Excess Proceeds, Notarized Declaration of One
and the Same

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 _____ day of May, 2019 at Tustin, CA
County, State



Signature of Claimant

Signature of Claimant

Kelly A. Mills, Vice-President

Print Name

Cochran Investment Company, Inc.
161 Fashion Ln., Ste. 105

Street Address

Print Name

Street Address

Tustin, CA 92780

City, State, Zip

City, State, Zip

714-731-1820

Phone Number

Phone Number

See attached

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 584210014-9 sold at public auction on May 1, 2018 I understand that the total of excess proceeds available for refund is \$ 3487.50 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.

Sandra Espe (Signature of Party of Interest/Assignor)

Sandra Espe (Name Printed)

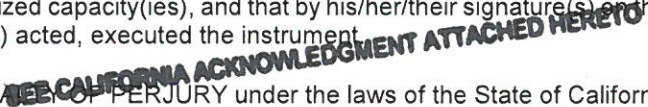
1120 S. Clark Dr. (Address)

Los Angeles, CA 90035 (City/State/Zip)

310-339-2723 (Area Code/Telephone Number)

STATE OF CALIFORNIA)ss. COUNTY OF Los Angeles

On _____, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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

WITNESS my hand and official seal.

(Signature of Notary)

(This area for official seal)

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

Kelly A. Mills (Signature of Assignee)

Kelly A. Mills, Vice-President (Name Printed)

161 Fashion Ln., Ste. 105 (Address)

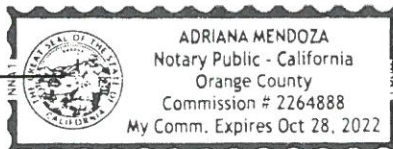
Tustin, CA 92780 (City/State/Zip)

STATE OF CALIFORNIA)ss. COUNTY OF Orange

On May 29, 2019, 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)



(This area for official seal)

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 LOS ANGELES)

On May 21, 2019 before me, Hilarey Kathleen Benda, Notary Public, personally appeared Sandra Espe, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Hilarey K. Benda
Hilarey Kathleen Benda
NOTARY PUBLIC

Seal





AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:

NAME PAUL ESPE and SANDRA ESPE
ADDRESS VACANT LAND, APN #584-210-013 &
CITY & STATE 584-210-014
RIVERSIDE COUNTY, CA.

Title Order No. 4018105-22
Escrow No. 15662-G
Assessor's Parcel No. 584-210-013 & 014
Date July 25, 2001

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TLR 071308

UNINCORP. AREA

GRANT DEED

The undersigned declares that the documentary transfer tax is \$57.20 and is computed on the full value of the interest or property conveyed. The property is located in the city of RIVERSIDE COUNTY.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, W.A. AINSWORTH and BEVERLY A. AINSWORTH, husband and wife as joint tenants

do hereby GRANT to

PAUL ESPE and SANDRA ESPE, husband and wife as joint tenants the following described real property in the ^{Map} of RIVERSIDE COUNTY, County of RIVERSIDE, State of California:

LOTS 765 AND 766 OF TRACT NO. 3925, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGES 15 - 43, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; COMPLETE LEGAL DESCRIPTION MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

4018105

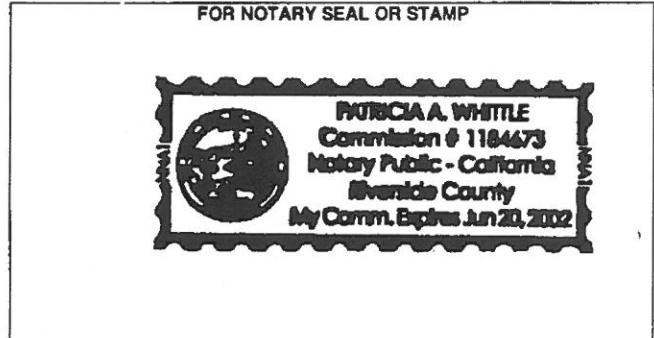
X W.A. AINSWORTH

X BEVERLY A. AINSWORTH

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE } SS.

On 8/2/01 before me, a Notary Public in and for said State, personally appeared W.A. AINSWORTH and BEVERLY A. AINSWORTH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity on behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal. Signature



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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2019 MAY 22 AM 7:33

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR* MCM

TC 212 Item 648 Assessment No.: 584210014-9

Assessee: ESPE, PAUL & SANDRA

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

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

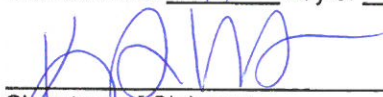
Copy of Grant Deed, Notarized Assignment of Rights to Collect Excess Proceeds, Notarized Declaration of One

and the Same

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 16 day of May, 2019 at Tustin, CA
County, State



Signature of Claimant

Signature of Claimant

Kelly A. Mills, Vice-President

Print Name
Cochran Investment Company, Inc.
161 Fashion Ln., Ste. 105

Print Name

Street Address

Street Address

Tustin, CA 92780

City, State, Zip

City, State, Zip

714-731-1820

Phone Number

Phone Number

See attached

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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.

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Paul Espe
(Signature of Party of Interest/Assignor)

Paul Espe
(Name Printed)

PO Box 390728
(Address)

Anza, CA 92539
(City/State/Zip)

951-708-1573
(Area Code/Telephone Number)

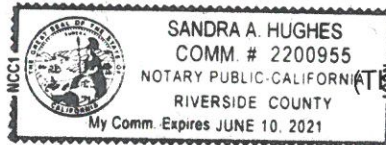
STATE OF CALIFORNIA)ss.
COUNTY OF Riverside

On 05/13/2019, before me, Sandra A. Hughes, Notary Public personally appeared Paul Kaysten Espe, 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.

Sandra A. Hughes
(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.

Kelly A. Mills
(Signature of Assignee)

Kelly A. Mills, Vice-President
(Name Printed)

161 Fashion Ln., Ste. 105
(Address)

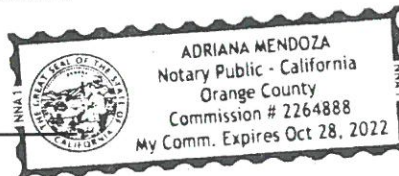
Tustin, CA 92780
(City/State/Zip)

STATE OF CALIFORNIA)ss.
COUNTY OF Orange

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WITNESS my hand and official seal.

Adriana Mendoza
(Signature of Notary)



(This area for official seal)

Lawyers Title Co.

RECORDING REQUESTED BY

DOC # 2001-446637

09/14/2001 08:00A Fee:12.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:

NAME
ADDRESS
CITY &
STATE

PAUL ESPE and SANDRA ESPE
VACANT LAND, APN #584-210-013 &
584-210-014
RIVERSIDE COUNTY, CA.

Title Order No. 4018105-22

Escrow No. 15662-G

Assessor's Parcel No. 584-210-013 & 014

Date July 25, 2001

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UNINCONS. AADA

GRANT DEED

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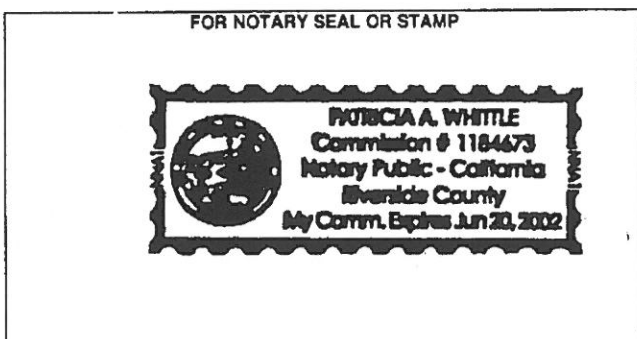
X W.A. AINSWORTH

X BEVERLY A. AINSWORTH

STATE OF CALIFORNIA,
COUNTY OF RIVERSIDE }SS.

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WITNESS my hand and official seal.
Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

SSSI 270A REV. 7/94