

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



ITEM: 19.6
(ID # 12321)

MEETING DATE:
Tuesday, August 29, 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 68. Last assessed to: James William Mc Nulty and Maria Mc Nulty, husband and wife as joint tenants, District 5. [\$45,745-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from James Wm McNulty AKA James William Mc Nulty, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 255300024-1;
2. Approve the claim from Maria McNulty AKA Maria Mc Nulty, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 255300024-1;
3. Authorize and direct the Auditor-Controller to issue a warrant to James Wm McNulty AKA James William Mc Nulty in the amount of \$22,872.48 and Maria McNulty AKA Maria Mc Nulty in the amount of \$22,872.48, 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.

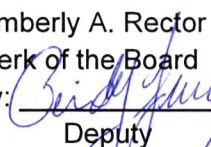
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 8/17/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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 29, 2023
xc: Tax Collector

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	\$ 45,745	\$ 0	\$ 45,745	\$ 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 other, 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 James Wm McNulty AKA James William Mc Nulty based on a Grant Deed recorded March 8, 1990 as Instrument No. 1990-085646.
2. Claim from Maria McNulty AKA Maria Mc Nulty based on a Grant Deed recorded March 8, 1990 as Instrument No. 1990-085646.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that James Wm McNulty AKA James William Mc Nulty be awarded excess proceeds in the amount of \$22,872.48 and Maria McNulty AKA Maria Mc Nulty be awarded excess proceeds in the amount of \$22,872.48. 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 assesseees of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim JMcNulty

ATTACHMENT b. Claim MMcNulty

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

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 8/18/2023

Kristine Bell-Valdez
Kristine Bell-Valdez, Supervising Deputy County Counsel 8/3/2023

OCT 23 2018

1627177.01.2

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2018 OCT 23 PM 1:28

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

TC 212 Item 68 Assessment Number: 255300024-1

Assessee: MCNULTY, JAMES WILLIAM & MARIA

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 \$45,744.96 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. 085646; recorded on March 8, 1990. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

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

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

Executed this 10th day of October, 2018 at San Bernardino, Calif.
County, State

James Wm McNulty
Signature of Claimant

JAMES WM MCNULTY
Print Name

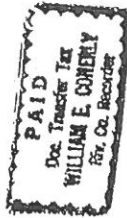
25999 Glen Eden Rd. Sp. 27
Street Address

Corona, Ca 92883
City, State, Zip

(714) 863-5701
Phone Number

Email Address

RECORDING REQUESTED BY
AMERICAN TITLE COMPANY
OF RIVERSIDE
Order No.
Escrow No.
Loan No.



RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

MAR 8 1990
Filed in Official Records
of Riverside County, California
William E. Condeley
Recorder

SURVEYORS
Monument Fund
\$24.00

085646

WHEN RECORDED MAIL TO:
Mr & Mrs James William Mc Nulty
865 N. "D" Street
San Bernardino, CA 92410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$..... 124.28 9465
Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Town & Country Escrow Corp.
Signature of Declarant or Agent determining tax - Firm Name
APN # 255-300-020

Escrow No. 12723

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Farah & Garoob International, Inc., a Arizona Corporation

hereby GRANT(S) to James William Mc Nulty and Maria Mc Nulty, husband and wife as Joint tenants

the real property in the City of unincorporated Riverside County of Riverside, State of California, described as

Parcel 1 of Parcel Map 21027 in the County of Riverside, State of California, as per Map recorded in Parcel Map Book 145, Page 53 and 54 of Parcel Maps, in the Office of the County Recorder of said County.

1863739.2

Dated March 08, 1990

Farah & Garoob International, Inc.
An Arizona Corporation

STATE OF CALIFORNIA
COUNTY OF

BY: Ghassan Farah
Ghassan Farah President

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

BY: Khalid Farah
Khalid Farah Secretary

personally known to me (or 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 s/he/they executed the same.

WITNESS my hand and official seal.

Signature

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (0/82)

3005 (6/82) - (Corporation as Partner of Partnership)
First American Title Company

STATE OF CALIFORNIA
COUNTY OF Riverside ss.

85646

On March 27th, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Ghassan Farah and Khaled Farah personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as

President and Secretary, on behalf of Farah & Gareeb International Inc., a Arizona Corporation

the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being known to me to be one of the partners of Farah & Gareeb International Inc. the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.



WITNESS my hand and official seal.
Signature Pamela Walker

(This area for official notarial seal)



First American Title Insurance Company

A subsidiary of The First American Financial Corporation

OCT 23 2018

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2018 OCT 23 PM 1:28

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 212 Item 68 Assessment Number: 255300024-1

Assessee: MCNULTY, JAMES WILLIAM & MARIA

Situs:

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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.

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 10th day of October, 2018 at San Bernardino, Calif.

Maria McNulty
Signature of Claimant

[Redacted Signature]

MARIA MCNULTY
Print Name

Pr

29633 Arroyo Vista Dr.
Street Address

St

Highland, Ca. 92346
City, State, Zip

Ci

(909) 863-1428
Phone Number

Ph

Email Address

Email Address

Sp. 27

RECORDING REQUESTED BY
AMERICAN TITLE COMPANY
OF RIVERSIDE

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:
Mr & Mrs James William Mo Nulty
988 N. "D" Street
San Bernardino, CA 92410

085646

PAID
Doc. Transfer Tax
WILLIAM E. CONERY
Rtr. Co. Recorder

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

MAR 8 1990
Recorded in Office of Recorder
of Riverside County, California
William E. Conery
Recorder of Deeds

SURETYORS
Monument Fund
\$25.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$..... ~~124.50~~ **8965**

Computed on the consideration or value of property conveyed; Or
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Town & Country Escrow Corp
Signature of Declarant or Agent determining tax - Firm's Name

Escrow No. 12723 APN # 255-300-020

1843739.2

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Parah & Gareeb International, Inc.,** a Arizona Corporation

hereby GRANT(S) to **James William Mo Nulty and Maria Mo Nulty, husband and wife as joint tenants**

the real property in the City of **unincorporated area** County of **Riverside**, State of California, described as **Parcel 1 of Parcel Map 21027 in the County of Riverside, State of California, as per Map recorded in Parcel Map Book 145, Page 53 and 54 of Parcel Maps, in the Office of the County Recorder of said County.**

Dated March 08, 1990

STATE OF CALIFORNIA
COUNTY OF 103

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

parah & gareeb international, inc.
an Arizona Corporation
BY: *Chassan Parah*
Chassan Parah President

BY: *Khaled Parah*
Khaled Parah Secretary

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) here subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE 1002 (0/82)

85646

STATE OF CALIFORNIA
COUNTY OF Riverside

On November 17th, 1990 before me, the undersigned, a Notary Public In and for said State, personally appeared Ghassan Farah and Khaled Farah, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as

President and Secretary, on behalf of Farah & Gareeb International, Inc., a Arizona Corporation

the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being known to me to be one of the partners of Farah & Gareeb International, Inc., the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.



WITNESS my hand and official seal.
Signature Pamela Walker

(This area for official notarial seal)

3008 (6/82) - (Corporation as Partner of Partnership)
First American Title Company



First American Title Insurance Company

A subsidiary of The First American Financial Corporation