

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



ITEM: 19.6
(ID # 19076)

MEETING DATE:
Tuesday, September 26, 2023


FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 214, Item 394. Last assessed to: Ronald Rae Rattray. District 2. [\$27,146-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Ronald Rae Rattray, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 382070035-0.
2. Authorize and direct the Auditor-Controller to issue a warrant to Ronald Rae Rattray in the amount of \$27,146.86 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 9/12/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: September 26, 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 | \$ 27,146 | \$ 0 | \$ 27,146 | \$ 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 June 4, 2019 public auction sale. The deed conveying title to the purchasers at the auction was recorded August 13, 2019. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 27, 2019, 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 one claim for excess proceeds:

1. Claim from Ronald Rae Rattray based on a Sheriff's Deed County of Riverside, State of California Under Writ of Execution recorded on December 1, 2010 as Instrument No. 2010-0573435.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Ronald Rae Rattray be awarded excess proceeds in the amount of \$27,146.86. 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 the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Rattray

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

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 9/14/2023

Kristine Bell-Valdez
Kristine Bell-Valdez, Supervising Deputy County Counsel 8/24/2023

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 394 Assessment Number: 382070035-0

Assessee: RATTRAY, RONALD RAE

Situs:

Date Sold: June 4, 2019

Date Deed to Purchaser Recorded: August 13, 2019

Final Date to Submit Claim: August 13, 2020

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$27,146 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] 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. 20100573435 recorded on 12/01/2010. 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.

- Sheriff's Deed
- Driver's License
- utility Bill

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

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

Executed this 26 day of 6/26, 2020 at San Diego, California County, State

Signature of Claimant [Handwritten Signature]

Signature of Claimant

Print Name: Ronald Rae Rattrey

Print Name

Street Address: 1379 Emerald Glen

Street Address

City, State, Zip: Escondido, Ca. 92029

City, State, Zip

Phone Number: 760-518-0041

Phone Number

Email Address: CRattrey@Cox.Net

Email Address

SEE ATTACHED DOCUMENT

[Handwritten mark]

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 June 26th, 2020 before me, Tyler Gawronski, notary public
(insert name and title of the officer)

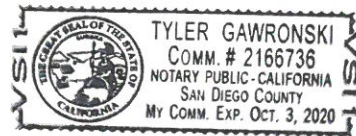
personally appeared Ronald Natthay,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



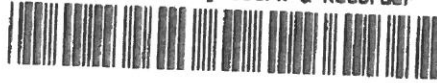
RECORDING REQUESTED BY AND RETURN TO:

Riverside County Sheriff's Office
Sheriff's Civil Division - Central
30755-D Auld Road, Ste. L067
Murrieta, CA 92563

(951) 304-5050
Fax: (951) 304-5068

California Relay Service Number
(800) 735-2929 TDD or 711

DOC # 2010-0573435
12/01/2010 08:57A Fee: 54.00
Page 1 of 4 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



| S | R | U | PAGE | SIZE | DA | MISC | LONG | RFD | COPY |
|-----------|---|---|------|------|--------|------|------|------|------|
| 1 | | | 4 | | | | | | 6 |
| M | A | L | 465 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |
| DTT: 4220 | | | V-DL | | T: 065 | CTY | UNI | 606 | |

C
606

60

Sheriff's Deed County of Riverside, State of California Under
Writ of Execution
Title of Document

| | | |
|--|-------------------------------|--|
| ATTORNEY (Name and Address): Sharon E. Sonnett, Esq. 333 South Grand Ave., 3550 Los Angeles, CA 90071 | TELEPHONE NO.: (213) 628-2200 | LEVYING OFFICER (Name and Address): Riverside County Sheriff's Office Sheriff's Civil Division - Central 30755-D Auld Road, Ste. L067 Murrieta, CA 92563 |
| ATTORNEY FOR: NJK Investments, Inc. <small>NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY.</small> | Ref #: | (951) 304-5050 Fax: (951) 304-5066 California Relay Service Number (800) 735-2929 TDD or 711 |
| Riverside County Superior Court 4050 Main St. P.O. BOX 431 Riverside, CA 92501 4050 Main St. | | COURT CASE NO.: |
| PLAINTIFF: NJK Investments, Inc. DEFENDANT: Kevin L. Dell | | LEVYING OFFICER FILE NO.: 2010927699 |
| Sheriff's Deed County of Riverside, State of California Under Writ of Execution | | |

Date of Entry of Judgment: 9/24/2009

Subsequent Renewal Date(s):

Judgment Creditor(s): **NJK Investments, Inc.**

Judgment Debtor(s): **Kevin L. Dell**

GRANTOR: **Stanley Sniff, Sheriff-Coroner, County of Riverside, State of California, hereinafter referred to as "Sheriff".**

GRANTEE(S): **Ronald Rae Rattray**
1379 Emerald Glen
Escondido, CA 92029, hereinafter referred to as Grantee(s).

Whereas, a Writ of Execution was directed and delivered to the Sheriff, together with written instructions by the Judgment Creditor and his/her attorney to levy upon and sell the referenced Judgment Debtor's right, title, and interest in the real property herein described; the real property was levied upon by the Sheriff pursuant to 700.015 CCP on 04/07/10.

After waiting the mandatory time prescribed by law, I advertised the herein described real property for sale. On 10/28/2010 10:00:00 AM, I sold said real property to the highest bidder, Ronald Rae Rattray, who paid 2000.00. This sale was conducted according to the California Code of Civil Procedure and the California Commercial Code (Rules of Auction).

I, THE SHERIFF, by virtue of said Writ, and in pursuance of the Code of Civil Procedure, do grant, sell, convey unto the purchaser(s), herein named and identified as Grantee(s), all right, title and interest of the herein named judgment debtor in the real property described in this deed.

2010-0573435
 12/01/2010 08:52A
 2 of 4



| | |
|---|-------------|
| SHORT TITLE | CASE NUMBER |
| NJK Investments, Inc. vs. Kevin L. Dell | RIC502926 |

Description of REAL PROPERTY for which this deed is issued:

Physical Address: **See Attached Legal Description of the Property.**

Legal Description: **See Attached Legal Description of the Property.**

Assessor's Parcel Number(s): **382-070-035-0**

IN WITNESS WHEREOF, I have hereunto set my hand this: 10/28/2010

Stanley Sniff, Sheriff-Coroner
County of Riverside, State of California

R. Buckley

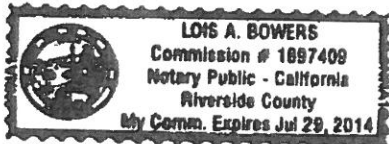
R. Buckley, Sheriff's Authorized Agent

State of California
County of Riverside

On Nov. 4, 2010 before me Lois A. Bowers, Notary, personally appeared R. Buckley 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.



Lois A. Bowers
Notary Public in and for the County of Riverside, State of California



LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California,
described as follows:

THE SOUTHEASTERLY 12 FEET OF LOT 24 IN BLOCK "D" OF RANCHO LA
LAGUNA, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS,
RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PUBLIC ROADS
AND UTILITY PURPOSES OVER THE SOUTHEASTERLY 6 FEET OF PARCEL
1450, NORTHWESTERLY 6 FEET OF 1453, 1454 AND THE NORTHWESTERLY 12
FEET OF 1455, ALL AS SHOWN BY ASSESSOR'S MAP NO. 48 ON FILE IN THE
OFFICE OF THE ASSESSOR OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 882-070-035-0



2018-0573435
12/01/2018 09:57A
4 of 4