

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



**ITEM:** 19.15  
(ID # 22667)

**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, Items 190 & 191. Last assessed to: Joseph P. Huband, Trustee of the H&H Charitable Remainder Unitrust. District 2. [\$4,187-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Joseph Huband AKA Joseph P. Huband, Trustee, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcels 373255008-1 and 373255009-2
2. Authorize and direct the Auditor-Controller to issue a warrant to Joseph Huband AKA Joseph P. Huband, Trustee in the amount of \$4,187.54, 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

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**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**

<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>	\$ 4,187	\$ 0	\$ 4,187	\$ 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 June 4, 2019 public auction tax 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 per parcel for excess proceeds:

1. Claim from Joseph Huband AKA Joseph P. Huband, Trustee based on Grant Deed recorded April 16, 2008 as Instrument No. 2008-0188198.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Joseph Huband AKA Joseph P. Huband, Trustee be awarded excess proceeds in the amount of \$4,187.54. 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.

Available Excess Proceeds:

EP 214-190	PIN: 373255008-1	\$ 2,093.77
EP 214-191	PIN: 373255009-2	\$ 2,093.77
<b>TOTAL:</b>		<b>\$ 4,187.54</b>

**Impact on Residents and Businesses**

Excess proceeds will be released to the last assessee of the properties.

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

**ATTACHMENT A. Claim Huband**

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

*Cesar Bernal*

Cesar Bernal, PRINCIPAL MGMT ANALYST 9/15/2023

*Kristine Bell-Valdez*

Kristine Bell-Valdez, Supervising Deputy County Counsel 8/10/2023

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

RECEIVED  
2020 AUG 13 PM 4:28  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 190 Assessment Number: 373255008-1

Assessee: HUBAND, JOSEPH P TR

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 \$ 7,200.00 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. 2008-0188198; recorded on 4/16/2008. 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.

GRANT DEED 2008-0188198  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 12 day of AUGUST, 2020 at SAN BERNARDINO CA  
County, State

Joseph Huband, TRUSTEE  
Signature of Claimant

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

JOSEPH HUBAND  
Print Name

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

12393 OVERCREST DRIVE  
Street Address

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

YUCAIPA CA 92399  
City, State, Zip

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

(951) 751-8261  
Phone Number

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

JOSEPHHUBAND@HOTMAIL.COM  
Email Address

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

# 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 191 Assessment Number: 373255009-2

Assessee: HUBAND, JOSEPH P TR

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 \$ 7,200.00 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. 2008-0188198; recorded on 4/16/2008. 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.**

GRANT DEED 2008-0188198  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 12 day of AUGUST, 2020 at SAN BERNARDINO CA  
County, State

Joseph Huband TRUSTEE  
Signature of Claimant

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

JOSEPH HUBAND  
Print Name

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

12393 OVERCREST DRIVE  
Street Address

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

YUCAIPA CA 92399  
City, State, Zip

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

(951) 751-8261  
Phone Number

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

JOSEPH HUBAND@HOTMAIL.COM  
Email Address

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

RECEIVED  
2020 AUG 13 PM 4:28  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

**ORANGE COAST TITLE CO.**

RECORDING REQUESTED BY:  
Orange Coast Title Company of the Inland Empire

AND WHEN RECORDED MAIL TO:

Joe Huband  
P.O. BOX 566  
RIVERSIDE, CA 92502

DOC # 2008-0188198

04/16/2008 08:00A Fee:9.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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					VOT: 5		CTY	UNI	010

01-140546-10

Title Order No.: trc: 005

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$16.50**

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area  City of **AND**

Lake Elsinore

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**JOHN R. PIETRO AND JOYCE R. PIETRO, HUSBAND AND WIFE**

hereby GRANT(s) to:

**JOSEPH P. HUBAND, TRUSTEE OF THE H & H CHARITABLE REMAINDER UNITRUST**

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

Lot 34 & 35, of ELSINORE FRESH WATER TRACT as shown by map on file in Book 13, Page 46 of Maps in the office of the County Recorder of Riverside County, California.

Also Known as: 2 lots on Marian St., Lake Elsinore, CA 92530

AP#: 373-255-008 & 373-255-009

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010

DATED March 14, 2008

STATE OF CALIFORNIA

COUNTY OF FRESNO

On APRIL 7, 2008

before me, JAMES J. MELE

A Notary Public in and for said State personally appeared

JOHN R. PIETRO AND

JOYCE R. PIETRO

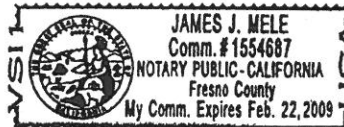
[Signature]  
JOHN R. PIETRO

[Signature]  
JOYCE R. PIETRO

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)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE: