

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



ITEM: 19.17
(ID # 22691)

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 396. Last assessed to: Sharon A. Phenis, an unmarried woman. District 1. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Elsinore Valley Municipal Water District for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 382243023-3;
2. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$21,072.69 to the County General Fund pursuant to Revenue and Taxation Code Section 4674, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

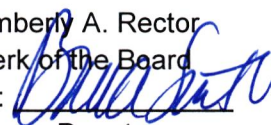
ACTION:Policy


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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			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 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.

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 Accurint (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 of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on August 13, 2019.

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

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

1. Claim from Elsinore Valley Municipal Water District based on a Statement of Lien recorded April 6, 2007 as Instrument No. 2007-0235968.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Elsinore Valley Municipal Water District be denied since their lien was released on July 27, 2022 with Instrument No. 2022-0334893. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$21,072.69 will be transferred to the County General Fund. 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 transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Elsinore


Cesar Bernal, PRINCIPAL MGMT ANALYST 9/15/2023


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

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

RECEIVED
2019 SEP 12 PM 5:18
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 396 Assessment Number: 382243023-3

Assessee: PHENIS, SHARON A

Situs: 21426 AUSTIN ST WILDOMAR 92595

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 \$ 219.50 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. 0235768; recorded on 4/16/2017. 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 transaction History
- Copy of interest + fee Calculator
- Copy of recorded lien

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 9th day of September, 2019 at Riverside, CA.
County, State

[Signature]
Signature of Claimant

Signature of Claimant

CHRISTINA HENRY
Print Name

Print Name

31315 Chaney St.
Street Address

Street Address

Lake Elsinore, CA 92530
City, State, Zip

City, State, Zip

951-674-3146 x8214
Phone Number

Phone Number

Cherry@edmund.net
Email Address

Email Address

DOC # 2007-0235968

04/06/2007 08:00A Fee:NC

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Karen J. French

AND WHEN RECORDED MAIL TO:

Karen J. French
Elsinore Valley
Municipal Wtr. Dist.
P.O. Box 3000
Lake Elsinore, CA
92531-3000



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STATEMENT OF LIEN

Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

POSTED
2813

RECORDED AT THE REQUEST OF AND MAIL TO:
KAREN J FRENCH
Elsinore Valley Municipal Water District
P.O. Box 3000
Lake Elsinore, CA 92531-3000

County of Riverside

In the matter of the lien of Elsinore Valley Municipal
Water District upon the real property of:

In the matter of the lien of:
SHARON PHENIS

STATEMENT OF LIEN

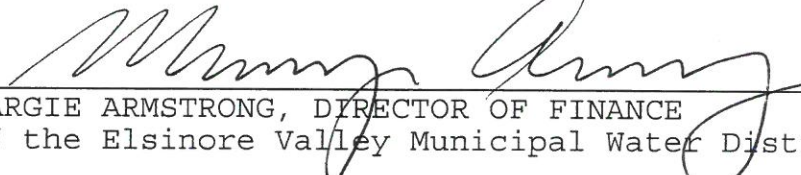
Upon the real property of:
21426 AUSTIN ST WILDOMAR CA 92595

THIS IS TO CERTIFY, PURSUANT TO SECTION 72102 OF THE CALIFORNIA
WATER CODE THAT THE DISTRICT CLAIMS A LIEN UPON THE FOLLOWING
REAL PROPERTY WITHIN RIVERSIDE COUNTY, FOR DELINQUENT CHARGES,
PENALTY AND INTEREST, IN THE AMOUNTS HEREINAFTER SET FORTH:

REAL PROPERTY DESCRIBED AS: APN NO.3760110231

ADDRESS and 21426 AUSTIN ST WILDOMAR CA 92595
LEGAL DESCRIPTION LOT 11 BLK 1 MB 013/633 SD J C AUSTINS 1ST
ADD TO WILDOMAR
PROPERTY OWNER NAME: SHARON PHENIS
(Plus All Future Outstanding Charges and
DELINQUENT AMOUNT: \$90.21 Interest at the Rate of 7% per Annum)
NATURE OF DELIQUENCY: UNPAID WATER BILLS

I CERTIFY THEN THE FOREGOING IS TRUE AND CORRECT

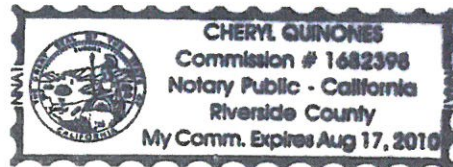

MARGIE ARMSTRONG, DIRECTOR OF FINANCE
of the Elsinore Valley Municipal Water District

State of California)
County of Riverside) ss.

On MAR 28, 2007 before me, Cheryl Quinones, Notary Public,
personally appeared Margie Armstrong, personally known to me (or 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.

WITNESS my hand and official seal:

2813 Cheryl Quinones



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
<http://riverside.asrclrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Cheryl Quinones

Commission #: 1682398

Place of Execution: Riverside County, California

Date Commission Expires: August 17, 2010

Date: 3-29-07

Signature: Karen French

Print Name: Karen French

157770
2813

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

ELSINORE VALLEY MUNICIPAL WATER DISTRICT
ATTN: BILLING & COLLECTIONS
PO BOX 3000
LAKE ELSINORE, CA 92531-3000

(FOR RECORDER'S USE ONLY)

DOC # 2022-0334893
07/27/2022 04:02 PM Fees: \$20.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA VICTORIA #411

**FULL RELEASE OF LIEN FOR
UNPAID SERVICE CHARGES**


ELSINORE VALLEY MUNICIPAL WATER DISTRICT, a public agency, hereby fully releases that certain Lien Against Real Property for Unpaid Service Charges recorded on 4/6/2007 12:00:00 AM as instrument No. 0235968 in the County of Riverside, California.

CUSTOMER NAME: SHARON PHENIS
SERVICE ADDRESS: 21426 AUSTIN ST
WILDOMAR, CA 92595-9626

ASSESSOR PARCEL NO.: 382243023
DISTRICT ACCOUNT NO.:

DATED: July 07, 2022

I CERTIFY THEN THE FOREGOING IS TRUE AND CORRECT



CHRISTINA N. HENRY, COMMUNITY RELATIONS MANAGER
of the Elsinore Valley Municipal Water District

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of Riverside) ss.

On JUL 27 2022 before me, **SKYLER E. MUNSON**, Notary Public, personally appeared **CHRISTINA N. HENRY** 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:

(SEAL.)

