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



ITEM: 19.9 (ID # 21795) MEETING DATE: Tuesday, November 07, 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 759. Last assessed to: Hazel Cochnauer, a widow, and Oleta A. Hovey and M. Roseen Gomes, mother and daughters as Joint Tenants. District 4. [\$54,256-Fund 65595 Excess Proceeds from Tax Sale]

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

- Approve the claim from Global Discoveries, Ltd., Assignee for Terry Janelle Cochnauer FKA Terry Janelle Cochnauer Merzoian for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 723253020-4;
- 2. Deny the claim from Margie Roseen Cochnauer AKA M. Roseen Gomes, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 723253020-4;
- Authorize and direct the Auditor-Controller to issue a warrant to Global Discoveries, Ltd., Assignee for Terry Janelle Cochnauer FKA Terry Janelle Cochnauer Merzoian in the amount of \$54,256.65 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

10/25/2023 urer-Tax Collector

## MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:	Jeffries, Spiegel, Washington and Perez
Nays:	None
Absent:	Gutierrez
Date:	November 7, 2023
xc:	Tax Collector

Kimberly A. Rector Clerk of the Board 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	\$ 54,256	\$0	\$ 54,256	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$0	\$ 0
SOURCE OF FUNDS:	Fund 65595 Excess Proc	eeds from Tax Sale	Budget Adjustm	nent: N/A
		For Fiscal Year:	23/24	

#### C.E.O. RECOMMENDATION: Approve.

## BACKGROUND:

#### Summary 5 1 1

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 two claims for excess proceeds:

- Claim from Global Discoveries, Ltd., Assignee for Terry Janelle Cochnauer FKA Terry Janelle Cochnauer Merzoian based on an Assignment of Right to Collect Excess Proceeds notarized February 28, 2020, a Grant Deed recorded September 13, 1990 as Instrument No. 1990-339955, Certificates of Death for Hazel Cochnauer and Oleta A. Hovey, and a Quitclaim Deed recorded May 9, 2013 as Instrument No. 2013-0221114.
- 2. Claim from Margie Roseen Cochnauer AKA M. Roseen Gomes based on a Grant Deed recorded September 13, 1990 as Instrument No. 1990-339955, and Certificates of Death for Hazel Cochnauer and Oleta A. Hovey.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, Ltd., Assignee for Terry Janelle Cochnauer FKA Terry Janelle Cochnauer Merzoian be awarded excess proceeds in the amount of \$54,256.65. The claim from Margie Roseen Cochnauer AKA M. Roseen Gomes be denied since the claimant transferred her interest with Instrument No. 2013-0221114 and therefore was not a party of interest at the time of the sale. 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 assessee of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. <u>Claim Global</u> ATTACHMENT B. <u>Claim Cochnauer</u>

Cesar Bernal asar Bernal, PRINCIPAL MGMT ANALYST 10/27/2023

n, <u>Gettis</u> 9/26/2023 Aaron Gettis,

To:



1120 13th Street, Suite A | Modesto, CA 95354

Ph: 209-593-3900 or 800-370-0372 | Fx: 209-549-9299 | Info@gd-ltd.com

**CLAIM SUMMARY** 

Date: February 28, 2020

Riverside County Treasurer and Tax Collector

Assessors Parcel Number: 723253020-4 COCHNAUER HAZEL HOVEY OLETA A Last Assessee: 5/30/2019 Sale Date: TC 214 TC: 759 Item Number: Deadline: 8/13/2020

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Dear Treasurer/Tax Collector:

Claimant(s): Global Discoveries, Ltd. 1.

The following proof of claim(s) for excess proceeds and documents are attached:

- 1. Grant Deed granting interest to Hazel Cochnauer, a widow and Oleta A. Hovey and M. Roseen Gomes, mother and daughters as Joint Tenants as Document Number: 339955, Recorded on September 13, 1990 in Riverside County, CA.
- 2. Certified Certificate of Death for Oleta A. Hovey
- 3. Certified Certificate of Death for Hazel Mae Cochnauer
  - The 99640 Tripoli Drive, North Shore, Riverside CA 92254 address listed as usual a. residence is one and the same address for the above referenced APN.
- 4. Quitclaim Deed wherein Mergie Roseen Cochnauer transfers all interest to Terry Janelle Cochnauer Merzoian as Document Number: 2013-0221114, Recorded on May 9, 2013 in Riverside County, CA.
- 5. Affidavit signed by Terry Janelle Cochnauer declaring under penalty of perjury her identity.
- 6. Assignment of Rights To Collect Excess Proceeds signed by Terry Janelle Cochnauer f/k/a Terry Janelle Cochnauer Merzoian
- 7. Claim form(s) signed by Global Discoveries
- 8. Photo ID for Assignor: Terry Janelle Cochnauer
  - a. The 99640 Tripoli Drive, North Shore, Riverside CA 92254 address listed on Ms.

Cochnauer CA Identification Card is one and the same address for the above referenced APN Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

One warrant in the amount of \$54,256.65 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 7019-0700-0001-7326



#### AFFIDAVIT

I, Terry Janelle Cochnauer f/k/a Terry Janelle Cochnauer Merzoian, do hereby declare:

- 1. I am over the age of 18 and a resident of Mecca, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
- 2. I am one and the same person listed on the Quitclaim Deed as Document Number: 2013-022114, Recorded on May 9, 2013 in Riverside County, CA.
- 3. I, Terry Janelle Cochnauer am one and the same person as Terry J. Cochnauer and Terry Cochnauer.
- 4. I assigned the excess proceeds to Global Discoveries, Ltd., for <u>Riverside</u> County Assessors Parcel Number 723253020-4.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 24 day of Les, 2020, in La Quete Ca.

x <u>I. Cochnaur</u> Terry Janelle Cochnauer f/k/a Terry Janelle Cochnauer Merzoian

JURAT

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 Runsid

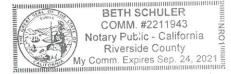
Subscribed and sworn to (or affirmed) before me on this

<u>He</u> day of <u>Hub</u>, 2020, by Date <u>Month</u> Year <u>Tarry Janulle Cochraner</u>,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Signature of Notary Public



(Place Notary Seal Above)

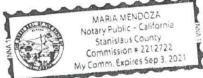
#### ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

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 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.

right to apply for and collect the excess proce <u>Number TC 214, Item 759</u> sold at refund is \$ 54,256.65+/- and that I A	eeds which you are holding and t public auction on <u>5/30/2019</u> M GIVING UP MY RIGHT TO FILE O THE ASSIGNEE. I certify under assigning	Taxation Code), I, the undersigned, do hereby assign to <u>Global Discoveries Ltd.</u> my to which I am entitled from the sale of assessment number <u>723253020-4 Tax Sale</u> . . I understand that the total of excess proceeds available for E A CLAIM FOR THEM. FOR VAULABLE CONSIDERATION RECEIVED I HAVE SOLD er penalty of perjury that I have disclosed to the assignee all facts of which I am
(Signature of Party of Interest/Assignor)	<u></u>	Terry Janelle Cochnauer f/k/a Terry Janelle Cochnauer Merzoian (Name Printed)
Tax ID/SS#		99190 Corvina Drive Apt B (Address)
		Mecca, CA, 92254 (City/State/Zip)
		760-989-9394
		(Area Code/Telephone Number)
	to a second	ILEDGEMENT OF NOTARY PUBLIC he identity of the individual who signed the document to which this certificate is
attached, and not the truthfulness, accu	aracy, or validity of that docume	ent.
State of California	)	
County of Riverside	)	
On File D.f. 2020 before me,	Both Schalm Nor.	f the officer), who proved to me on the basis of satisfactory evidence to be
(Date) Jon II. C.	chere insert name and title of	f the officer) who proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is/are sups	scribed to the within instrument	t and acknowledged to me that he/she/they executed the same in his/her/then
authorized capacity(ies), and that by his/ executed the instrument.	her/their signature(s) on the in	strument the person(s), or the entity upon behalf of which the person(s) acted,
I certify under PENALTY OF PERJURY under	r the laws of the State of Californ	nia that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.	A CONTRACTOR	BETH SCHULER
m xz		COMM. #2211943
Signature of Notary Public	seal) Not	tary Public - California Riverside County 音
	My Co	mm. Expires Sep. 24, 2021
and Taxation Code, all facts of which I am	aware relating to the value of th	A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.
Hall		Jed Byerly, Managing Member of Global Discoveries Ltd.
(Signature of Assignee)		(Name Printed)
Tax ID/SS#		P.O. Box 1748
Tax 10/33#		(Address)
		Modesto, CA 95353-1748
		(City/State/Zip)
		Phone: (209) 593-3913
	ERTIFICATE OF ACKNOW	LEDGEMENT OF NOTARY PUBLIC
A notary public or other officer complet attached, and not the truthfulness, accu		he identity of the individual who signed the document to which this certificate is ent.
State of California	)	
County of STONISLOUL	)	NOTORY
on 2/28/20 before me.	Javia Man 1070	Public personally appeared
(Date)	(here insert name and title	of the officer)
the person(s) whose pare(s) is/are subs	scribed to the within instrumen	, who proved to me on the basis of satisfactory evidence to be t and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/ executed the instrument.	her/their signature(s) on the in	istrument the person(s), or the entity upon behalf of which the person(s) acted,
I certify under PENALTY OF PERJURY unde	r the laws of the State of Californ	nia that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.		
Ware Mey	seal)	

Signature of Notary Public 117-174 (3/85) (Ret-Perm)

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

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 723253020-4 Tax Sale Number: TC 214 Item Number: 759 Date of Sale: 5/30/2019

The undersigned claimant, Global Discoveries, Ltd., claims \$54,256.65+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 28	day of Felderery, 2	0 <u>7</u> ) at Modesto, California.
By: Deel	m	
Jed Byerly, Manag	ing Member	_

Global Discoveries Ltd. Tax II P.O. Box 1748 Modesto, CA 95353-1748

#### CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 STANSLAUS	) Notary	
On $\frac{2}{28/20}$ before me, $M$	(here insert name and title of the officer)	
Jed Byerly	, who proved to me on t	

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.

(seal) Signature of Notary Public



A CONTRACT OF THE CONTRACT.	
RECORDING REQUESTED BY	8
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHER- Wise Snown Below, Mail Tax Statements to:	
NAME Hazel Cochnauer, etal Contest P.O. Pox 3353 City North Shore, Ca., 92254 Str	SEP 1 3 1990
Title Order No. Escrow No.	SPACE ABOVE THIS LINE FOR RECORDER'S USE
A.P.N. 725-253-020-4 GRANT	DEED
The undersigned declares that the documentary transfer to computed on the full value of the interest or property c computed on the full value less the value of liens or ence tenements or realty is located in [] unincorporated area [] city of	onveyed, or in
FOR A VALUABLE CONSIDERATION, receipt of whic	h is hereby acknowledged,
HAZEL COCHNAUER, a widow	
hereby GRANT(S) to Hazel Cochnauer, a wid M. Roseen Gomes, mother and daushter	iow, and Oleta A. Hovey and es as Joint Tenants.
the following described real property in the unincorporation of Riverside , st.	ated area ate of California:
Lots 189 and 190 of Date Palm Ba by Map on file in Book 18, Page Records. A.K.A. 99-640 Tripoli Dr., Mecca	9 of Mans, Riverside County
Dated September 7,1990	Hozel Cochnauer
STATE OF CALIFORNIA COUNTY OF Imperial $\}$ SS. On September 7,1990 helore me, the under- signed, a Notary Public in and for said County and State, personally appeared Hazel Cochnauer	FOR NOTARY SEAL OR STAMP
proven to me on the basis of	
to be the person whose name 15 subscribed to the within instrument and acknowledged that BOB executed the same. CREES RECONSTRUCTION Signature of Notary	OFFICIAL SEAL PEARL R. STEWART NOTARY PUBLIC - CALIFORNIA MPERIAL COUNTY My camal appres OCT 27, 1983 Assessor's Parcel No.
MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWIN	G LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

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E ISSUED DCT 04 2019 CLERK-RECORDER ORANGE COUNTY, CALIFORNIA This copy not valid unless prepared on engraved border displaying seal and signature of Clerk-Recorder.

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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

				CALIFORNI	A		
	30520110 STATE FILE	E NUMBER	USE BLACK NK DNLY / NO	CATE OF DEAT ATE OF CALFORMA DERASURES, WHITEOUTS OR ALT VS-114(REV 3/06)	ERATIONS	32011330 LOCAL REGISTRA	
DATA.	HAZEL AKA. ALSO KNOWN AS - Indu	ude fuli AKA (FIRST, MIDDLE, LAST	MAE		COCHNAL	THE IF UNDER ONE YEAR	IF UNDER 24 HOURS 6. SEX
DECEDENT'S PERSONAL	9. BIRTH STATE/FOREIGN CO	UNTRY 10. SOCIAL SECUR	provide statements and		VRITAL STATUS/SRDP (ai Time	Months Days of Death) 7. DATE OF DEATH m	
SENT'S PI	OK 13. EDUCATION - Highest Level/De face worksheet on backj	gree 14/15. WAS DECEDENT HISP	WIC/LATINOIA//SPANISH? (1 yes, see wo	orkaheet on backd 16. DE	DOWED CEDENT'S RACE - Up to 3 JCASIAN	O2/27/2011 races may be listed (see worksh	eet on back)
DECEL	09 17. USUAL OCCUPATION - Typ FACTORY WOR	be of work for most of life. DO NOT		( <u></u>		construction, employment agency	
*	20. DECEDENT'S RESIDENCE	(Street and number-pricestion)				\ П	10
RESIDENCE	21. CITY NORTH SHORE	2		- 03.2P CODE			IN COUNTRY
MANT	26. INFORMANT'S NAME, REL JANELLE CORH	ATTONSHIP	na: a h	PEAN TRIPOLI	PRIVE-DORT	H SHORE ON S	2254
ATION	28. NAME OF SURVIVING SPO	NEERSTOP PRST	20 MIDDLE		Lester Come		
ž		T-FIRST	32. MIDDLE				
PARENT	35. NAME OF MOTHER/MAREN	UED	MAREDL		UBBE		38. BIRTH STATE
EGISTRAR	39. DISPOSITION DATE mm/dd. 03/08/2011	40. PLACE OF FINAL DIS 99640 TRIPC	POSITION RES. JANELL	SHORE, CA 92	R 254	. Y See	A REAL PROPERTY
AL REGIS	41. TYPE OF DISPOSITION(S) CR/RES		42. SIGNATURE C				43. LICENSE NUMBER
9	44. NAME OF FUNERAL ESTAB FOREST LAWN MORTUARIES 101. PLACE OF DEATH	MEMORIAL PARK	S & FD 967	P	T. P. W. W. Street	E 🕀	47. DATE mm/dd/ccyy 03/07/2011
HIN	RESIDENCE	105 FACILITY ADDOG	SS OR LOCATION WHERE FOUND (SI	۹ 🗌	ERVOP DOA	Hospice Nursing	Decedent's
DEATH	RIVERSIDE	99640 TRIP				NORTH	
	IMMEDIATE CAUSE (A) RE	as cardiac arrest, respirator SPIRATORY FAIL	y arrest, or ventricular libritation without si	howing the eticlogy. DO NOT.	ABBREVIATE.	Onset and Death (AT)	YES N.
	condition resulting in death) Sequentially, issi conditions, if any,	RDIAC FAILURE				MIN.	2011-01865 109. BIOPSY PERFORMED? YES X NC
	on Line A. Enter (C) SE UNDERLYING CAUSE (disease or	NILE DEMENTIA					110. AUTOPSY PERFORMED?
	initiated the events (D) resulting in death) LAST	22	Carl In	2	192	PT YRS.	111. USED IN DETERMINING CAUSET
ł	112. OTHER SIGNIFICANT CONT NONE	DITIONS CONTRIBUTING TO DEAT	h but not resulting in the under	RLYING CAUSE GIVEN IN 10	7	A.	
- 1	113. WAS OPERATION PERFORM	MED FOR ANY CONDITION IN ITEN	1 107 OR 1127 (If yes, list type of operat	tion and date.)	577	1154	YES X NO UNK
				RTIFIER	5.6	116. LICENSE NUM	BER 117. DATE mm/dd/coyy
-	114. I CERTIFY THAT TO THE BEST OF AT THE HOUR, DATE, AND PLACE STA Decedent Attended Since	F MY KNOWLEDGE DEATH DCCURRED NTED FROM THE CAUSES STATED. Decedent Last Seen Alive	115. SIGNATURE AND TITLE OF CER	and the state of the second	and the second second	20A4920	03/02/2011

126. SIGNATURE OF CORONER / DEPUTY CORONER						127. DATE mm/dd/ccyy	128. TYPE NAME, TITLE OF CORONE	R / DEPUTY CORONER	783
ATE	A	B	C	D	E		1 1 10 1001720779*	FAX AUTH.#	CENSUS TRACT
						OF VITAL RECO			
3	and place	d on file in	act reproduc	ction of t	ne docum	ent officially regis side, Assessor-Co	tered	03489401	-
	Clerk-Rec		SEP	30	2019			PETER ALDANA DR-COUNTY CLERK-RECC SSIDE COUNTY, CALIFORN	ORDER

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IIII A CONTRACTOR AND AND A

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Assessor-County Clerk-Recorde

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Terry Cochnauer	DOC # 2013-0221114 05/09/2013 03:15P Fee:31.00 Page 1 of 3 Recorded in Official Records County of Riverside Larry W. Ward Assessor, County Clerk & Recorder
99.640 INIPO 14	S       R       U       PAGE       SIZE       DA       MISC       LONG       RFD       COPY       31         M       A       L       465       426       PCOF       NCOR       SMF       NCHG       EXAM       816         DTT = O       T       CTY       UNI       816       816
Recording requested by: Terry Janelle Coo	
When recorded, mail to: Merzo IAN	Document prepared by:
	20- Merzon Name Mergie Roseen Cochnauer
Address: 99-640 TRipoli Drive	Address 303 West Kimball Avenue 2-A
City/State/Zip: Mecca, California.	92254 City/State/Zip VISALIA, California 93277
Property Tax Parcel/Account Number: 723-	
Ouii	tclaim Deed

This Quitclaim Deed is made on Apr	1 01,2013 .betw	/een
Mergie Roseen Cochnauer	, Grantor, of 303 West Kimball Avenu	e 7-A
	, State of California 93	
and Terry Janelle Cochnauer Mer	zoinGrantee, of 99-640 Tripoli Drive	AL MARTINE
, City of Mecca	, State of California 922	54.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 99-640 Teipoli Drive, City of Mecca , State of California 92254 :

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of \_\_\_\_\_\_\_ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

\*NOVA Quitciaim Deed Pg.1 (07-09)

The following described real property in the unincorporated area of Riverside county, state of Lots 189 and 190 of Date Palm Beach, Unit No. 1, as Lots 189 and 190 of Date Palm Beach, Unit No. 1, as Shown by Map on file in BOOK 18, Page 9 of Maps, Shown by Map on file in BOOK 18, Page 9 of Maps, Riverside county records. A.K.A. 99-640 Tripoli Dr., Mecca, Ca. 92254 California

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of  $\frac{\partial O}{\partial 3}$  shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: april 2, 2013

Margie R. Cochnauer

Margie R. Cachnauer

Name of Grantor

State of California

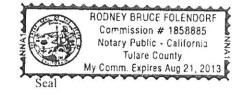
County of Tulare } S.S.

**RODNEY BRUCE FOLENDORF** On <u>April 2, 2013</u>, before me, NOTARY PUBLIC (name and title of notary), personally appeared Margie Roseen Cochnaver

who proved to me on the basis of satisfactory evidence to be the person(x) whose name(x) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/ his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

knew Bruce to

RODNEY BRUCE FOLENDORF NOTARY PUBLIC





NOVA California Quitclaim Deed Pg.2 (07-09)



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

Recorder P.O. Box 751 Riverside, CA 92502-0751 (951) 486-7000

www.riversideacr.com

# CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Terry Janelle Cochnauer MerzoIANS	
	an ann an
	and a man and a man and the state of a summary of
Date: $5/9/13$	
Signature: Terry Janelle Cochmaner Merzon	
Print Name: Terry Janelle Cochnauer MerzolAN	
ACR 601P-AS4RE0 (Rev. 09/2005) Available in Alternate Formats	[]14 43  15P 3

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 759 Assessment Number: 723253020-4

Assessee: COCHNAUER, HAZEL & HOVEY, OLETA A & GOMES, M ROSEEN

Situs: 99640 TRIPOLI DR MECCA 92254

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  $\frac{54,256,65}{1,256,65}$  from the sale of the above mentioned real property. I/We were the initial 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.  $\frac{339955}{1,1990}$ ; recorded on  $\frac{5epf}{1,1990}$ . 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.

ENCLOSE; GRANT DEED-RECORDED 09/13/1990, TAX DEED TO PURCHASER (NEW OWNER)

DEATH CERTIFICATES FOR; HAZEL COCHNAUER & OLETA A. HOVEY

DISSOLUTION OF MARRIAGE JUDGEMENT - SHOWING MY MARITAL

STATUS WAS TERMINITED AND MAIDEN NAME RESTORED.

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 <u>24</u> day of <u>JUNE</u> , 20	20 at TULARE, CALIFORNIA
	County, State
Margle Roseen Cochnauer Signature of Claimant	Signature of Claimant
MARGIE ROSEEN COCHNAUER Print Name	Print Name
1215 W. WHISPERING PINES CT. Street Address	Street Address
VISALIA CA 93277 City, State, Zip	City, State, Zip
<u>559 280-8172</u> Phone Number	Phone Number
<u>CHOCTAWROSE@GMAIL</u> , COM Email Address	Email Address

2020 JUN 29 PM 4:09 RIVERSIDE COUNTY TREAS-TAX COLLECTOR

RECEIVED

RECORDING REQUESTED BY AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHER WISE SHOWN BELOW, MAIL TAX STATEMENTS TO: SEP 1 3 199 NT 8-30 OCLOC Roy Hazel Cochnauer, etal P.O. Box 3353 North Shore, Ca., 92254 Title Order No. Escrow No. SPACE ABOVE THIS LINE FOR RECORDER'S USE **GRANT DEED** A.P.N. 723-253-020-4 tenements or realty is located in unincorporated area C city of ..... and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HAZEL COCHNAUER, a widow hereby GRANT(S) to Hazel Cochnauer, a widow, and Oleta A. Hovey and M. Roseen Gomes, mother and daushters as Joint Tenants. the following described real property in the unincorporated area , state of California: county of Riverside RECORDED DOCUMENT Lots 189 and 190 of Date Palm Beach, Unit No. 1, as shown by Map on file in Book 18, Page 9 of Maps, Riverside County Records. A.K.A. 99-640 Tripoli Dr., Mecca, Ca 92254 Dated September 7,1990 Hezel Cochnauer STATE OF CALIFORNIA \$5. COUNTY OF Imperial SS. On September 7,1990 lefore me, the under-signed, a Notary Public in and for said County and State, personally FOR NOTARY SEAL OR STAMP appeared Hazel Cochnauer proven to me on the basis of. satisfactory evidynce. known to me OFFICIAL SEAL to be the person. PEARL R. STEWART 18 subscribed to the within instrument and acknowledged that \$10 executed the same IMPERIAL COUNTY mm. expires OCT 27, 1993 Assessor's Parcel No. .. MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE Name Street Address 1900 0 31 11 City & State CAL-1 (Rev. 3-79)

	57.	011040404 ATE FILE NUMBER	CERTI	FICATE OF DEATH STATE OF DALEGRAMA V/NO EMASURES, WHITEOUTS OR ALTERATIONS VS-TUREY 3/06)		I 133002392 GIISTRATION NUMBER
VINT DATA	1. NAME OF DECEDE HAZEL AKA ALSO KNOWN A	S - Include Iuli AKA (FIRST, MIDDLE, L	AST)	4. DATE OF BIRTH INTVOSIC 04/06/1920	T (Family) CHNAUER Syy 5. AGE Yrs. UP UNDER ONE 90 MonDe	YEAR IF UNDER 20 HOURS 6. SD Rays Hours Minutes F
DECEDENT'S PERSONAL	OK 13. EDUCATION - Highest tese worksheet on back 09 17. USUAL OCCUPATION	LevelCogne 14/15. VES	VES	X NO UNK WIDOWE	D 02/27/2 NCE - Up to 3 races may be listed (se N	2011 1145 e worksheet on beck)
USUAL	FACTORY V 20. DECEDENT'S RESIL 99640 TRIP					
P AND INFOR-	JANELLE	ME RELATIONSHIP				
SPOUSE/SRDP A	STEVEN	TO PO			ENTI	AM BIRTH STATE KY NO. BIRTH STATE MO
FUNERAL DIRECTOR	20. DISPOSITION DATE 03/08/2011 41. TYPE OF DISPOSITI CR/RES 4. NAME OF FUNERAL FOREST LA MORTUARIE 101. FACE OF DEATH	99640 TRIF	42. SIGNATU	LLE COCHNAUER H SHORE, CA 92254 RE OF EMBALMER	)	Tes. LICE NSE NUMBER CATE mm/dd/copy 03/07/2011
DEATH	RESIDENCE 104. COUNTY RIVERSIDE	105 FACILITY AD		D (Street and number, or location)	106. CF	Nursing HomefLTC X Home C
	107. CAUSE OF DEATH	Enter the chain of even	ts diseases, injuries, or complications ratory arrest, or ventricular libritation with		insi evenis such Time Inter	Nal Between 108 DEATH REPORTED TO CORDA
E OF DEATH	in deeth) (I Sequentizily, ist conditions, if any,	CARDIAC FAILURE		an an anna an	ម។ MiN ទ។ YRS	the second
CAUSE	112, OTHER SIGNIFICAU NONE	" It conditions contributing to d Erformed for any condition in 1				111. USED IN DETERMINING CAUSI
CENTIFICATION	114. I CERTIFY THAT TO THE	BEST OF MY KNOWLEDGE DEATH OCCURR LACE STATED FROM THE CAUSES STATED.			2044	ISE NUMBER 117. DATE MWWW/COVY \$920 03/02/2011
ONLY CERT	01/08/2010 119. LOSTINY THUT IN MY MANNER OF DEATH	O2/27/2011     O2/27/2011     OPANO DEATH OCCURRED AT THE HOUR,     Net_rel Accident Hom     Isg., home, construction site, wooded	DATE, AND PLACE STATED FROM THE CAU Icicice Suicice Pending Investigation	ROAD STE# 300, PALN USES STATED. 120. INJURED Could not be 120. INJURED		D.O. 162 In Date windology 122, HOUR (24 Hay
CORONER'S USE O		JURY OCCURRED (Events which result RY (Skneet and number, or location, and				
8			7.	DATE mm/dd/coyy 128. TYPE NAME.	TITLE OF CORONER / DEPUTY COP	RONER

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Assessor-County Clerk-Recorder

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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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	95-180655		2-05-24	0-013103	
	STATE FILE NUMBER	CERTIFICATE OF STATE OF CALFORN BLACK INK ONLY/NO BRASUMER, WH VS-11 (MEV. 7/8		LOGAL REGISTRATION NUMBER	
	1. NAME OF DECEDENT-FIRST (GVEN) Oleta	2. MIDOLE A.	S. LAST (FAMILY) HOVEY		
	4. DATE OF BUTTH MM/DD/CCYY 5. AGE 07/10/1939 56	YRS. IN UNDER 1 YEAR IF UNDER MONTHS DAYS HOURS	FEMALE 11/07/19	and the second se	
DECEDENT	9. STATE OF BIRTH	1, MILITARY BERVIC	None Married	13. EDUCATION -YEARS COMPLETE 11	<b>10</b>
DATA O'	White	Yes	X No Self Employe	the second se	
T	17. OCCUPATION Truck Driver	16. KNO OF SUBINESS Trucking	AMENDED	19. YEARS IN OCCUPATION	_
UBUAL	20. MESIDENCE-STREET AND NUMBER ON LOCATION 278 North Wilshire Avenue #A-1	<sup>7</sup> 1 Of			
RESIDENCE	Anaheim	Orange	23. ZIP COOS 24. YNS 14 92801 8	CĄ	
	28. NAME, RELATIONSHIP Thomas W. Hovey - Husband	278 N	NO ADDARSS (STREET AND MUMBER ON RURAL orth Wilshire Avenue #A-17,		£199)
SPOUSE	28. NAME OF SURVIVING SPOUSS-PRET	29. MIDDLE W.	SO. LAST DAADEN NAME) Hovey	A 34 BRTH T	
AND PARENT INFORMATION	31. NAME OF PATHER FIRST	32. MIDDLE D.	Walker	34. BRTH #	Jnk
	35. NAME OF NOTHER FIRST Hazel	36. MIDDLE M.	27. LAST PLANDER	U.S.A1	
DISPOSITION(S)			. Workman Mill Rd., Whittie	CA 90601	
FUNERAL DIRECTOR AND	41. TYPE OF DISPOSITION(S) BU			7878 DATE MM/DD/CCYY	<del></del>
LOCAL REGISTRAR	44. NAME OF FUNERAL DIRECTOR Rose Hills Mortuary	FD-970		/13/1995	#
PLACE	101. PLACE OF DEATH ANAHEIM MEMORIAL HOSPITAL	Die Denvor		ORANGE	
DEATH	105. STREET ADDRESS TREET AND NUMBER OF U		A LIP	ANAHEIM	
	107. DEATH WAS CAUGED BY: (IDITER OILL ONE C	ADAS FOR LINE FOR AL B. C. AND O	ISU AND D	ONSET	
	CAUSE (A) PENDING INVESTIGATI	ON VILLE		95-06793-EL	
CAUSE		ALASS -		110. AUTOPEY PERPORTAED	
OF DEATH		SIL		111. UBED IN DETERMINING CAUSE	
	DUE TO (D) 112 OTHER SIGNEFICANT CONDITIONS CONTRIBUTING	TO DEATH BUT NOT RELATED TO CAU	ie given in 107	YES NO	
	113. WAS OPERATION PERFORMED POR ANY CONOT	NON IN ITEM 107 OF 1127 P YES	LIST TYPE OF OPERATION AND DATE		
PHYSI-	114. I CENTIFY THAT TO THE BEET OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND		3. LCBH	NO	**
CIAN'S CERTIFICA. TION	PLACE STATED FROM THE CAUSES STATED. DECEDENT ATTENDED SINCE DECEDENT LAST SEEN AL M M / D D / C C Y Y M M / D D / C C Y Y				
	I CENTIFY THAT IN MY OPPNION DEATH OCCURA AT THE HOUR DATE AND FLACE STATED FROM THE CAUSES STATED.		NURY DATE MM/DO/CCYV 122 HOUR	123. PLACE OF INJURY	10 1.00 0
		124. DESCRIBE HOW INJURY OF	CURRED EVENTS WHICH BERGITED IN INJURY		
CORONER'S USE ONLY	ACCIDENT X PENDING COLD NOT BUTTERENTS TON DETERMINES 125. LOCATION (STREET AND NUMBER OF LOCATION				
BZ/KR	CONTRACTOR OF A CONTRACT OF A CONTRACT OF	7. DATE MM/	DD/CCYY 128. TYPED NAME. TITLE O	F CONONER OR DEPUTY CORONER	
		11/08/	1995 DEPUTY CORONER J FOR SHERIFF-CORO	ACQUE J. BERNDT	T
STATE			6933		10000000000000000000000000000000000000

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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICA

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95-1800 STATE / STATE / OCAL REGISTRAR USE COLLY			3-95-	-30-013103	
S ONLY	1	SE BLACK INK ONLY-NO ERASURES, WHITEOUT, OR ALTE	RATIONS LOCAL REG	ISTRATION DISTRICT AND CERTIFICATE NUMBER	
PART I	1. NAME-FIRST (GVEN)	TYPE OR PRINT IN BLACK NOK ONLY	3. LAST (FAMILY)	4. SEX	-
INFORMATION TO LOCATE	OLETA 5. DATE OF EVENT-MM/DD/CCYY	A. 6. CITY OF OCCURENCE	HOVEY 7. COUNTY OF DECU	FEMALE	
RECORD	11/07/1995	ANAHEIM	ORANGE		
PART II	107. DEATH WAS CAUSED BY ENTER ONLY ONE CAUSE I	PER LINE FOR A, B, C, AND D)	TIME INTERV BETWEEN ON AND DEATH	X YES NO	
	IMMEDIATE CAUSE (A) PENDING INVES	TIGATION 2 OF :		REFERRAL NUMBER 95-06793-EL	
	(8)			109. BIOPSY PERFORMED YES NO 110. AUTOPSY PERFORMED	
	<u>(C)</u>			YES NO	-
INFORMATION AS IT APPEARS ON RECORD	DUE TO (D) 112. OTHER SIGNIFICANT CONDITIONS CONTRIBUT	ING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 1	07		
	113. WAS OPERATION PERFORMED FOR ANY CON	IDITION IN ITEM 107 or 1127 IF YES, LIST TYPE OF OP	ERATION AND DATE	COT OF 2	
		DMICIDE DULD NOT BE L24. DESCRIBE HOW INJURY OCCURED (E TERMINED	ATE-MM/200/ COY 122, HOUR BATE WHICH RESULTED IN VANRY)	122 BACE OF MULTY	
PART II	107. DEATH WAS CAUSED BY ENTER ONLY ONE CAUSE I			AL 108. DEATH REPORTED TO CORONER	<u>-</u> 1000 - 1000 - 10
	IMMEDIATE CAUSE (A) ACUTE PULMONA	201 AUP	BETWEEN ON AND CEAT HOURS	KEFERRAL NUMBER 95-06793-EL	
		ETHAMPHETAMINE INTOXICATION	HOURS	109. BIOPSY PERFORMED	-
	(0)	a la salo		110. AUTOPSY PERFORMED X YES NO 111. USED IN DETERMINING CAUSE	
REFORMATION AS IT SHOULD APPEAR	DUE TO (D)	ING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 1	07	X YES NO	-
ATLA	MYOCARDIAL HYPERTROPHY AN 113. WAS OPERATION PERFORMED FOR JUNY COM	D FIBROSIS: FATTY METAMORPHOSIS DOTION IN THE TOT A 127 F YES, LIST TYPE OF OP	OF LIVER ERATION AND DATE.		
	PENDING CO	OMICIDE YES X NO 11//	ALL	123. PLACE OF INIURY RESIDENCE	
	ACCIDENT INVESTIGATION D	INCESTION OF AMPHETAM	INE/METHAMPHETAMINE	Annual and Annual and	- /
	125. LOCATION (STREET AND NUMBER OR LOCAT	HON AND GIT AND ZIP GODE			
	125. LOCATION (STREET AND NUMBER OR LOCA 278 N. WILSHIRE AVENUE #A	-17 ANAHEIM, CA 92801 R PENALTY OF PERALITY THAT THE ABOVE REFORMATION			
DECLARATION OF CEXTEFING PHTSCAM	125. LOCATION (STREET AND NUMBER OR LOCA 278 N. WILSHIRE AVENUE #A	-17 ANAHEIM, CA 92801		AND DEGREE/TITLE OF CERTIFIER	

ANY ALTERATION OR ERASURE VOIDS THIS CERTIF

CERTIFICATE

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