

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



ITEM: 19.8
(ID # 22443)

MEETING DATE:
Tuesday, November 28, 2023

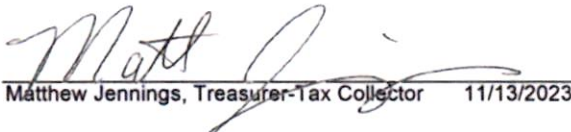
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1295. Last assessed to: Ana M. Mayhall, District 2. [\$16,331-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Global Discoveries, Ltd., Assignee for Vernon Mayhall, heir to the estate of Ana M. Mayhall, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 383091010;
2. Deny the claim from Asset Recovery Inc., Assignee for Vern Mayhall, heir to the estate of Ana M. Mayhall for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 383091010; and
3. Authorize and direct the Auditor-Controller to issue a warrant to Global Discoveries, Ltd., Assignee for Vernon Mayhall, heir to the estate of Ana M. Mayhall in the amount of \$16,331.44 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.

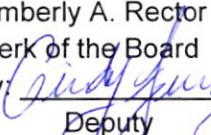
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 11/13/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Perez and Gutierrez
Nays: None
Absent: None
Date: November 28, 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	\$ 16,331	\$ 0	\$ 16,331	\$ 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 5, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 15, 2020. 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 24, 2020, 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 Global Discoveries, Ltd., Assignee for Vernon Mayhall, heir to the estate of Ana M. Mayhall based on an Assignment of Right to Collect Excess Proceeds notarized July 2, 2021, a Quitclaim Deed recorded November 10, 2009 as Instrument No. 2009-0581963, a Spousal or Domestic Partner Property Order dated June 1, 2021, and a Certificate of Death for Ana Maria Mayhall.
2. Claim from Asset Recovery, Inc., Assignee for Vern Mayhall, heir to the estate of Ana M. Mayhall based on an Assignment of Rights to Claim Excess Proceeds From Sale of Tax-Defaulted Property notarized June 15, 2020, a Quitclaim Deed recorded November 10, 2009 as Instrument No. 2009-0581963, an Affidavit for Collection of Personal Property notarized June 15, 2020, and a Certificate of Death for Ana Maria Mayhall.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, Ltd., Assignee for Vernon Mayhall, heir to the estate of Ana M. Mayhall be awarded excess proceeds in the amount of \$16,331.44. The claim from Asset Recovery, Inc., Assignee for Vern Mayhall, heir to the estate of Ana M. Mayhall is denied because claimant withdrew their claim on November 6, 2020. 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.

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

Impact on Residents and Businesses

Excess proceeds will be released to the heir of the estate of last assessee of the property.

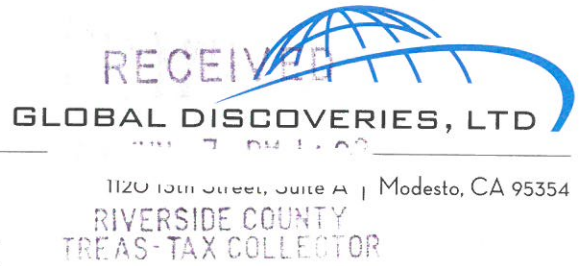
ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Global

ATTACHMENT B. Claim Asset


Cesar Bernal, PRINCIPAL MGMT ANALYST 11/17/2023


Aaron Gettis, Deputy County Counsel 11/8/2023



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

CLAIM SUMMARY

Date: June 29, 2021
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 383091010
Last Assessee: MAYHALL ANA M
Sale Date: 4/30/2020
TC: TC215
Item Number: 1295
Deadline: 7/15/2021

RECEIVED
2021 JUL -7 PM 4:32
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Dear Treasurer/Tax Collector:

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

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

1. Quitclaim Deed releasing interest to Ana M. Mayhall as Document Number: 2009-0581963, Recorded in Riverside County on 11/10/2009.
2. **Certified** Certificate of Death for Ana Maria Mayhall
 - a. The **17662 Hayes Ave. Lake Elsinore, CA 92530** address listed as usual residence, is one and the same property as the above referenced APN.
 - b. Vernon Mayhall is listed as the Surviving Spouse and Informant
3. Spousal or Domestic Partner Property Petition as Case Number: PRMC2001029 listing Vernon B. Mayhall as Petitioner filed on 12/23/2020 in Riverside County, CA.
4. Spousal or Domestic Partner Property Order granting the aforementioned APN/Property to pass to Ana M. Mayhall's surviving spouse; Vernon B. Mayhall, upon the death of Ana M. Mayhall, as Case Number: PRMC2001029 filed on 06/02/2021 in Riverside County, CA.
5. Marriage Certificate for Vernon Bernard Mayhall, Jr. and Ana Maria Fernandez.
6. Affidavit signed by Vernon Mayhall declaring under penalty of perjury his identity.
7. Assignment of Rights To Collect Excess Proceeds signed by Vernon Mayhall
8. Claim form(s) signed by Global Discoveries, Ltd.
9. Photo ID for Assignor: Vernon Mayhall
 - a. The **8550 Center St., Mokelumne Hill, CA 95245** address listed on Vernon's ID is one and the same address that is listed on the above Spousal or Domestic Partner Property Petition.

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$16,331.44 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: 7020-1810-0000-5997-7109



AFFIDAVIT

I, Vernon Mayhall, do hereby declare:

1. I am over the age of 18 and a resident of Mokelumne Hill, 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. Ana M. Mayhall is one and the same person who is listed on the Quitclaim Deed as Document Number: 2009-0581963, Recorded on 11/10/2009 in Riverside County, CA.
3. Ana M. Mayhall passed away on November 02, 2011. She is listed as Ana Maria Mayhall on the Certificate of Death as Local Registration Number: 3201133011531. I am listed as the Surviving Spouse and Informant.
4. Ana M. Mayhall is one and the same person who is listed as Ana Maria Fernandez on the Certified Abstract of Marriage Recorded on June 04, 1990. Fernandez was her maiden last name.
5. I, Vernon Mayhall am one and the same person who is listed on the Spousal or Domestic Property Order as Case Number: PRMC2001029, Filed on 06/02/2021 in Riverside County, CA.
6. I, Vernon Mayhall am one and the same person as Vernon Bernard Mayhall, Vernon Benard Mayhall, Jr. and Vernon B. Mayhall.
7. I cannot provide any original or copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 17662 HAYES AVE LAKE ELSINORE CA 92530 address, which is one and the same address that is on the above referenced Grant Deed. Once my wife, Ana M. Mayhall passed away I abandoned the property and kept no records of this address. The only documentation that I can provide to reference this address is Ana M. Mayhall Certified Certificate of Death.
8. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 383091010.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 1 day of JULY, 2021, in MOKELUMNE HILL, CA
 x Vern Mayhall
 Vernon Mayhall

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

1 day of JULY, 2021, by
 Date Month Year
VERNON MAYHALL
 Name of Signer

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

Signature [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.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 383091010 Tax Sale Number TC215, Item 1295 sold at public auction on 4/30/2020. I understand that the total of excess proceeds available for refund is \$ 16,331.44+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Vernon Mayhall (Signature of Party of Interest/Assignor) 7-1-21 (Date)

Vernon Mayhall (Name Printed)

8550 Center St (Address)

Mokelumne Hill, CA, 95245 (City/State/Zip)

(Area Code/Telephone Number)

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

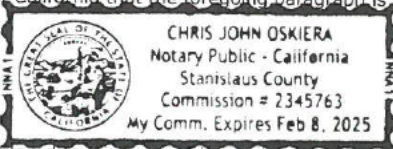
County of CALNEVAD

On 7/1/21 before me, CHRIS JOHN OSKIERA, Notary Public, personally appeared VERNON MAYHALL (here insert name and title of the officer)

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] (seal) Signature of Notary Public



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature] (Signature of Assignee)

Jed Bverly, Managing Member (Name Printed)

Global Discoveries Ltd. (Address)

P.O. Box 1748 Modesto, CA 95353-1748 (City/State/Zip)

Phone: (209) 593-3913

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 Stanislaus

On 7/2/21 before me, Maria Mendoza, Notary Public, personally appeared Jed Bverly (here insert name and title of the officer)

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] (seal) Signature of Notary Public



CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 383091010
Tax Sale Number: TC215
Item Number: 1295
Date of Sale: 4/30/2020

The undersigned claimant, Global Discoveries, Ltd., claims \$16,331.44+/- 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 2nd day of July, 2021 at Modesto, California.

By: [Signature]
Jed Byerly, Managing Member
Global Discoveries Ltd. Tax ID #
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 Stanislaus

On 7/2/21 before me, Maria Mendoza, Notary Public, personally appeared Jed Byerly (here insert name and title of the officer)

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] (seal)
Signature of Notary Public



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME: Ana M. Mayhall
STREET ADDRESS: 17662 Hayes Avenue
CITY, STATE & ZIP CODE: Lake Elsinore CA 92530

TITLE ORDER NO. _____
ESCROW NO. _____

DOC # 2009-0581963

11/10/2009 08:00A Fee:9.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: _____

APN: _____

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ _____

computed on full value of property conveyed, or

computed on full value less liens and encumbrances remaining at time of sale.

Unincorporated Area City of Lake Elsinore

C
606

(13)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) Vernon B. Mayhall

hereby remise, release and quitclaim to Ana M. Mayhall

the following described real property in the City of Lake Elsinore, County of Riverside
State of California

(Insert Legal Description)
THE SOUTHEASTERLY HALF LOT 96 OF COUNTRY CLUB HEIGHTS LAKELAND UNIT #2 AS SHOWN BY MAP ON FILE IN BOOK 17, PAGES 57 AND 58 OF MAPS, RIVERSIDE COUNTY RECORDS, RESERVING THEREFROM RIGHT OF WAY FOR PIPELINES OVER THE SOUTHEASTERLY 1 FOOT OF LOT 96 ASSESSOR'S PARCEL #383091010-9

DATED: 11-4-09

STATE OF CALIFORNIA
COUNTY OF CA

Vernon B. Mayhall
VERNON B. MAYHALL

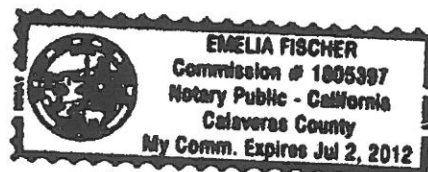
On NOVEMBER 4, 2009 before me, EMELIA FISCHER, NOTARY PUBLIC, personally appeared
(here insert name and title of the officer)

VERNON B. MAYHALL
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 Emelia Fischer (SEAL)
Vernon B. Mayhall



MAIL TAX STATEMENT AS DIRECTED ABOVE

JUN 03 2021

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address and State Bar number)
 (If recording, return to)
 Anthony D. Johnston SBN: 244282
 FORESMACKO•JOHNSTON, INC.
 1600 "G" Street, Suite 103
 Modesto, CA 95354
 TEL NO. (209) 527-9899 FAX NO. (optional) (209) 527-2889
 E-MAIL ADDRESS (optional) ajohnston@foresmacko.com
 ATTORNEY FOR (name) Vernon B. Mayhall

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
 STREET ADDRESS 41002 County Center Dr., Ste. 100
 MAILING ADDRESS 41002 County Center Dr., Ste. 100
 CITY AND ZIP CODE Temecula, CA 92591
 BRANCH NAME Mid-County Region - Temecula Court

FOR RECORDER'S USE ONLY

ESTATE OF (Name): ANA M. MAYHALL
 DECEDENT
 SPOUSAL DOMESTIC PARTNER PROPERTY ORDER

CASE NUMBER
 PRMC2001029

1. Date of hearing: May 4, 2021 Time: 8:30 a.m.
 Dept: T1 Room:
THE COURT FINDS
 2. All notices required by law have been given.
 3. Decedent died on (date): 11/02/2011
 a. a resident of the California county named above.
 b. a nonresident of California and left an estate in the county named above.
 c. intestate. testate.
 4. Decedent's surviving spouse surviving registered domestic partner
 is (name): Vernon B. Mayhall

FOR COURT USE ONLY
FILED
 SUPERIOR COURT OF CALIFORNIA
 COUNTY OF RIVERSIDE
 JUN 02 2021
 S. Cribbs

THE COURT FURTHER FINDS AND ORDERS

5. a. The property described in Attachment 5a is property passing to the surviving spouse or surviving registered domestic partner named in item 4, and no administration of it is necessary.
 b. See Attachment 5b for further order(s) respecting transfer of the property to the surviving spouse or surviving registered domestic partner named in item 4.
 6. To protect the interests of the creditors of (business name) an unincorporated trade or business, a list of all its known creditors and the amount owed each is on file
 a. Within (specify) _____ days from this date, the surviving spouse or surviving registered domestic partner named in item 4 shall file an undertaking in the amount of \$ _____
 b. See Attachment 6b for further order(s) protecting the interests of creditors of the business
 7. a. The property described in Attachment 7a is property that belonged to the surviving spouse or surviving registered domestic partner under Family Code section 297.5 and Probate Code sections 100 and 101, and the surviving spouse's or surviving domestic partner's ownership upon decedent's death is confirmed.
 b. See Attachment 7b for further order(s) respecting transfer of the property to the surviving spouse or surviving domestic partner.
 8. All property described in the Spousal or Domestic Partner Property Petition that is not determined to be property passing to the surviving spouse or surviving registered domestic partner under Probate Code section 13500, or confirmed as belonging to the surviving spouse or surviving registered domestic partner under Probate Code sections 100 and 101, shall be subject to administration in the estate of decedent. All of such property is described in Attachment 8
 9. Other (specify): _____

Continued in Attachment 9.

10. Number of pages attached: 2

Date: 6-1-21

Mark A. Cape
 JUDICIAL OFFICER
 SIGNATURE FOLLOWS LAST ATTACHMENT

SHORT TITLE: ANA M. MAYHALL	CASE NUMBER PRMC2001029
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ATTACHMENT (Number): 5a*(This Attachment may be used with any Judicial Council form)*

1. Decedent's 50% community property interest in real property commonly known as 17662 Hayes Ave., located in the City of Lake Elsinore, County of Riverside, State of California and more particularly described as follows:

The Southeasterly one-half of Lot 83, County Club Heights, Lakeland Unit 2, as shown by Map on file in Book 17, Pages 57 and 58 of Maps, Records of Riverside County, California.

APN: 383-105-021

2. Decedent's 50% community property interest in real property commonly known as 17655 Hayes Ave., located in the City of Lake Elsinore, County of Riverside, State of California, and more particularly described as follows:

The Southeasterly half of Lot 96 of Country Club Heights, Lakeland Unit 2, as shown by Map on file in Book 17, Pages 57 and 58 of Maps, Riverside County Records, reserving therefrom right of way for pipelines over the Southeasterly 1 foot of Lot 96.

APN: 383-091-010

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of 1

(Add pages as required)

SHORT TITLE: ANA M. MAYHALI	CASE NUMBER PRMC2001029
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ATTACHMENT (Number): 7a*(This Attachment may be used with any Judicial Council form.)*

1. Surviving Spouse's 50% community property interest in real property commonly known as 17662 Hayes Ave., located in the City of Lake Elsinore, County of Riverside, State of California and more particularly described as follows:

The Southeasterly one-half of Lot 83, County Club Heights, Lakeland Unit 2, as shown by Map on file in Book 17, Pages 57 and 58 of Maps, Records of Riverside County, California.

APN: 383-105-021

2. Surviving Spouse's 50% community property interest in real property commonly known as 17655 Hayes Ave., located in the City of Lake Elsinore, County of Riverside, State of California, and more particularly described as follows:

The Southeasterly half of Lot 96 of Country Club Heights, Lakeland Unit 2, as shown by Map on file in Book 17, Pages 57 and 58 of Maps, Riverside County Records, reserving therefrom right of way for pipelines over the Southeasterly 1 foot of Lot 96.

APN: 383-091-010

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of 1

(Add pages as required)

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

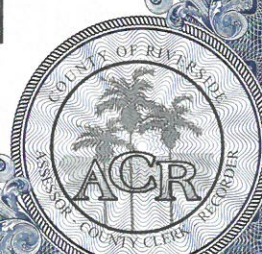
3052011198875

CERTIFICATE OF DEATH

3201133011531

Form containing fields for decedent's personal data, usual residence, informant, spouse/parent information, funeral director, place of death, cause of death, physician's certification, and coroner's use only.

INFORMATIONAL, NOT A VALID DOCUMENT TO ESTABLISH IDENTITY



CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Assessor-County Clerk-Recorder.

DATE ISSUED AUG 24 2020

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



034965770

Peter Aldana Assessor-County Clerk-Recorder Riverside County, California

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CARIVERS02

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED

2020 SEP 28 AM 9:49

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 Item 1295 Parcel Identification Number: 383091010

Assessee: MAYHALL, ANA M

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$17,189.00 from the sale of the above mentioned real property. I/We were the lienholder(s), Assignee of 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. 2009-0581963; recorded on 11/10/2019. 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.

-Assignment of Rights Photo I.D, California Small Estate Affidavit, Death Certificate, Quit Claim Deed

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 29th day of August, 2020 at Denver, CO
County, State

[Signature]
Signature of Claimant

Signature of Claimant

John Fox - Managing Director
Print Name

Print Name

910 16th St. Suite 624
Street Address

Street Address

Denver, CO 80202
City, State, Zip

City, State, Zip

(303) 454-3707
Phone Number

Phone Number

State of CO, County of Denver
Signed before me on this 29 day
of August, 2020 by John Fox
Notary Public [Signature]

ANH-KHOA NGUYEN THAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194004384
MY COMMISSION EXPIRES FEBRUARY 4, 2023

SCO 8-21 (1-99)

TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM
SALE OF TAX-DEFAULTED PROPERTY

For valuable consideration, the undersigned Assignor(s) Vern Mayhall hereby assigns to Assignee(s) Asset Recovery Inc., all rights, title and interest to collect 100 % of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax-defaulted property, held on 5th day of May 2020, and described as parcel number 383-091-010.

As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$17,189.00, and as a party of interest I am entitled to \$ up to \$77,435.36 \$17,189.00

Dated this 6/5/20 day of JUNE, Vern Mayhall
Signature

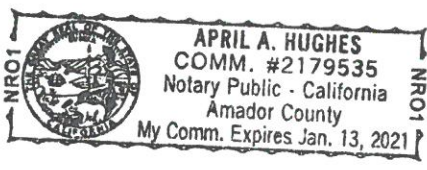
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF AMADOR CALAVERAS

On JUNE 15, 2020 before me, APRIL A. HUGHES, Notary Public personally appeared VERN MAYHALL, 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
April A. Hughes
Signature



(Seal)

DECLARATION

I, Assignor(s) Vern Mayhall Declare the following to be true and correct with respect to my assignment of rights to claim excess proceeds to Assignee(s) Asset Recovery Inc for Parcel Number 383-091-010 from the public auction of tax-defaulted property held on 5th day of 5/20, in Riverside County, California.

We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675.

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

Date 6/5/20 Signature Vern Mayhall
Name (print) VERNON MAYHALL Address 8550 CENTER ST
City/State/zip Code MOKA TIME HILL CA Phone (209) 256 4273

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME

Ana M. Mayhall

STREET ADDRESS

17662 Hayes Avenue

CITY, STATE & ZIP CODE

Lake Elsinore

CA 92530

TITLE ORDER NO. _____

ESCROW NO. _____

DOC # 2009-0581963

11/10/2009 08:00A Fee:9.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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606

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: _____

APN: _____

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

computed on full value of property conveyed, or

computed on full value less liens and encumbrances remaining at time of sale.

Unincorporated Area City of Lake Elsinore

C
606

13

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (we) Vernon B. Mayhall

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to Ana M. Mayhall

(NAME OF GRANTEE(S))

the following described real property in the City of Lake Elsinore, County of Riverside
State of California

(Insert Legal Description)

THE SOUTHEASTERLY HALF LOT 96 OF COUNTRY CLUB HEIGHTS LAKELAND UNIT #2 AS SHOWN BY MAP ON FILE IN BOOK 17, PAGES 57 AND 58 OF MAPS, RIVERSIDE COUNTY RECORDS, RESERVING THEREFROM RIGHT OF WAY FOR PIPELINES OVER THE SOUTHEASTERLY 1 FOOT OF LOT 96 ASSESSOR'S PARCEL #383091010-9

DATED: 11-4-09

Vernon B. Mayhall
VERNON B. MAYHALL

STATE OF CALIFORNIA
COUNTY OF CA

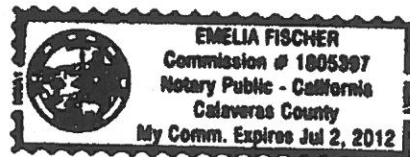
On NOVEMBER 4, 2009 before me, EMELIA FISCHER, NOTARY PUBLIC, personally appeared
(here insert name and title of the officer)

VERNON B. MAYHALL
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 Emelia Fischer (SEAL)



MAIL TAX STATEMENT AS DIRECTED ABOVE

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

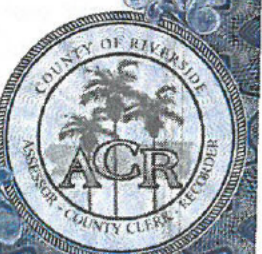
COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

3201133011531

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) ANA		3. LAST (Family) MAYHALL	
2. MIDDLE MARIA		4. DATE OF BIRTH mm/dd/yyyy 08/30/1952	
5. AGE Yrs. 59		6. SEX F	
7. DATE OF DEATH mm/dd/yyyy 11/02/2011		8. HOUR (24 Hour) 0010	
9. BIRTH STATE/FOREIGN COUNTRY PERU		10. MARRIAGE STATUS (at Time of Death) MARRIED	
11. EDUCATION - Highest Level (Degree) HS GRADUATE		12. DECEDENT'S RACE - (Up to 3 races may be listed (see worksheet on back)) WHITE	
13. WAS DECEDENT HISPANIC/LATINO/SPANISH? (if yes, see worksheet on back) <input checked="" type="checkbox"/> YES PERUVIAN		14. DEEDENT'S RACE - (Up to 3 races may be listed (see worksheet on back)) WHITE	
15. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED TEACHER AIDE		16. YEARS IN OCCUPATION 6	
17. DECEDENT'S RESIDENCE (Street and number, or location) 17662 HAYES AVE			
18. CITY LAKE ELSINORE		19. STATE/FOREIGN COUNTRY CA	
20. INFORMANT'S NAME, RELATIONSHIP VERNON MAYHALL, HUSBAND		21. INFORMANT'S MAILING ADDRESS (Street and number, or post route number, city or town, state and zip) 17662 HAYES AVE, LAKE ELSINORE, CA 92530	
22. NAME OF SURVIVING SPOUSE/SPOE-FIRST VERNON		23. LAST (BIRTH NAME) MAYHALL JR	
24. NAME OF FATHER/PARENT-FIRST WILLY		25. LAST FERNANDEZ	
26. NAME OF MOTHER/PARENT-FIRST CARMELLA		27. LAST (BIRTH NAME) BASADRE	
28. DISPOSITION DATE mm/dd/yyyy 11/08/2011		29. PLACE OF FINAL DISPOSITION RESIDENCE VERNON MAYHALL 17662 HAYES AVE, LAKE ELSINORE, CA 92530	
30. TYPE OF DISPOSITION(S) CR/RES		31. SIGNATURE OF EMBALMER NOT EMBALMED	
32. NAME OF FUNERAL ESTABLISHMENT EVANS BROWN MORTUARY		33. SIGNATURE OF LOCAL REGISTRAR CAMERON KAISER, MD	
34. PLACE OF DEATH INLAND VALLEY MEDICAL CENTER		35. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> OCA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Document Home <input type="checkbox"/> Other	
36. COUNTY RIVERSIDE		37. CITY WILDOMAR	
38. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 36485 INLAND VALLEY DRIVE		39. CAUSE OF DEATH SEPSIS	
40. UNDERLYING CAUSE (Final disease or condition resulting in death) URINARY TRACT INFECTION		41. DAYS 1	
42. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 LYMPHOMA		43. DAYS 1	
44. SIGNATURE AND TITLE OF CERTIFIER CHRISTOPHER LEWIS LINEBACK M.D.		45. DATE mm/dd/yyyy 11/07/2011	
46. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE CHRISTOPHER LEWIS LINEBACK M.D.		47. TYPE OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined	
48. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		49. INJURY DATE mm/dd/yyyy	
49. SIGNATURE OF CORONER/DEPUTY CORONER		50. TYPE NAME, TITLE OF CORONER/DEPUTY CORONER	



CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Assessor-County Clerk-Recorder.

JUL 14 2020

DATE ISSUED

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CARIVERSD

Affidavit for Collection of Personal Property
California Probate Code Section 13100

The undersigned state(s) as follows:

1. Ana M. Mayhall _____ died on 11/01, 2011, in the County of
Riverside _____, State of California.

2. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.

3. No proceeding is now being or has been conducted in California for administration of the decedent's estate.

OR

The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollars (\$150,000).

5. An inventory and appraisal of the real property included in the decedent's estate is attached.

There is no real property in the estate.

6. The following property to be transferred, delivered, or paid to the affiant under the provisions of California Probate Code section 13100:

Excess proceeds resulting from tax sale of property located at 17655 Hayes ave Lake Elsinore CA 92530

7. The successor(s) of the decedent, as defined in Probate Code Section 13006 is/are:

Vern Mayhall (surviving spouse to the deceased)

8. The undersigned

The affiant or declarant is the successor of the decedent (as defined in Section 13006 of the California Probate Code) to the decedent's interest in the described property.

The affiant or declarant is authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the decedent (as defined in Section 13006 of the California Probate Code) with respect to the decedent's interest in the described property.

9. No other person has a superior right to the interest of the decedent in the described property.

10. The affiant or declarant requests that the described property be paid, delivered, or transferred to the affiant or declarant.

The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 6-15-20

Signed: _____

Vern Mayhall
Vern Mayhall

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 CALAVERAS

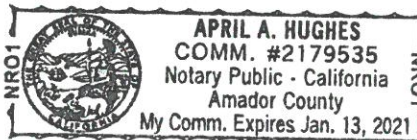
On JUNE 15, 2020 before me, APRIL A. HUGHES Notary Public
(insert name and title of the officer)

personally appeared VERN MARSHALL 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 April A. Hughes (Seal)



215-1295

Marquez, Miriam C.

From: John Fox <JohnFox@assetrecoveryinc.com>
Sent: Friday, November 6, 2020 8:39 AM
To: RCTTC Excess Proceeds
Subject: APN # 383-091-010

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

We filed a claim on APN# 383-091-010 through an Assignment. We hereby withdraw and rescind our claim on this property.

Please confirm back as acknowledgement.

Thank you!

Sincerely,

John Fox
(800) 815-5032
Managing Director
Asset Recovery Inc.
www.assetrecoveryinc.com

