

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



ITEM: 19.9
(ID # 22700)

MEETING DATE:
Tuesday, November 28, 2023

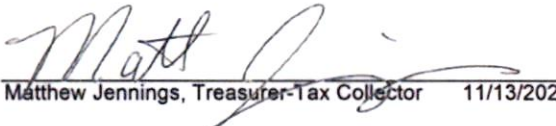
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 214, Item 593. Last assessed to: Dorothy L. Stopher. District 4. [\$2,312-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from the County of Riverside, Department of Environmental Health for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 559164007-7;
2. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Department of Environmental Health in the amount of \$2,312.92 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;
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$3,900.37 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

ACTION:Policy

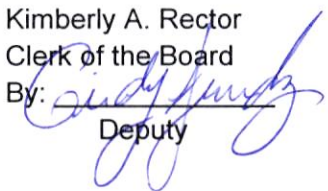

Matthew Jennings, Treasurer-Tax Collector 11/13/2023

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	\$ 2,312	\$ 0	\$ 2,312	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the June 4, 2019 public auction 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 assessee's 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

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

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

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

1. Claim from the County of Riverside, Department of Environmental Health based on a Notice of Pendency of Administrative Proceedings recorded March 2, 2011 as Instrument No. 2011-0095768.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Department of Environmental Health be awarded excess proceeds in the amount of \$2,312.92. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$3,900.37 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 released to a lienholder and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim DEH


Cesar Bernal, PRINCIPAL MGMT ANALYST 11/17/2023


Aaron Gettis, Deputy County Counsel 9/26/2023

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 593 Assessment No.: 559164007-7

Assessee: STOPHER, DOROTHY L

Situs: 25140 MARION RIDGE DR IDYLLWILD 92549

Date Sold: June 4, 2019

Date Deed to Purchaser Recorded: August 13, 2019

Final Date to Submit Claim: August 13, 2020

RECEIVED
AUG 13 2020
RIVERSIDE COUNTY TREASURER

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2,443.12 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. 2011-0095760; recorded on 03/02/2011. 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.

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 Riverside, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Jeff Johnson
Print Name

Print Name

4065 County Circle Dr.
Street Address

Street Address

Riverside CA 92503
City, State, Zip

City, State, Zip

(951) 358-5055
Phone Number

Phone Number

DOC # 2011-0095768

03/02/2011 02:35P Fee:NC

Page 1 of 2

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recording Requested By:

COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

and when recorded mail to:

COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH
800 S. SANDERSON AVE., Ste. 200
HEMET, CALIFORNIA 92545

Govt code 6103



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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							CTY	UNI	5/3

DEPARTMENT OF ENVIRONMENTAL HEALTH
OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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513

In the matter of unlawful land use on property of:

DEH No.: TG-11-CO0035943-SP

Dorothy L. Stopher
C/O Jerry Stopher
13054 Larkhaven Dr.
Moreno Valley, CA 92553

NOTICE OF PENDENCY
OF
ADMINISTRATIVE PROCEEDINGS

And DOES I through X owners

Notice is hereby given to all persons, pursuant to Section 17985 of the Health & Safety Code of the State of California, that administrative proceedings pursuant to Sections of Riverside County Ordinance No. 657 (Riverside County Code 8.132), have been commenced with respect to the land use located upon the following described real property in the County of Riverside.

APN 559-164-007-7

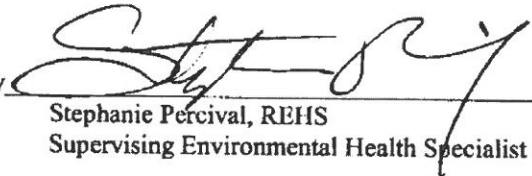
24140 Marion Ridge Dr., Idyllwild, CA 92549

That such proceedings are based upon the noncompliance with the requirements of Riverside County Ordinance No. 657 (Riverside County Code 8.132); that a record of said unlawful condition(s) is on file with the Department of Environmental Health, 800 S. Sanderson Ave., Ste. 200, Hemet, California; that failure to comply with the lawful orders of the Department of Environmental Health heretofore and hereafter issued relative to the above matter may result in legal action by the County of Riverside, State of California, to cause any and all unlawful conditions now existing to be abated; that any purchaser, his heirs, assigns or successors in interest of said property subsequent to the recording of this Notice with the County Recorder shall have such interest subject and subordinate to said administrative proceedings.

NOTICE IS FURTHER GIVEN in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code that "a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings."

COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Dated 3/2/11

By 
Stephanie Percival, REHS
Supervising Environmental Health Specialist

ACKNOWLEDGEMENT

State of California
County of Riverside

On 3/2/11, before me, Jinny R. Yang, Deputy County Counsel, on behalf of Pamela J. Walls, County Counsel of Riverside County, personally appeared Stephanie Percival, 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 pursuant to California Civil Code Section 1181.



(SEAL)
None Required



2011-0095768
03/02/2011 02:35P
2 of 2

Unofficial Copy

LEGAL ACTION TIME ACCOUNTING

Case #:	DISTRICT#: 11		DATE OF INITIAL COMPLAINT: 11/18/10	OWNER ADDRESS: 1355 S. Perris Blvd 54 Perris	TENANT NAME: N/A	CONVEY#:	Enforcement Officer	Time Spent (min)	Amt. Owed @ \$115/hr	Misc. Costs	Total Owed
CO 0035943	COMPLAINT ADDRESS: 25140 Marion Ridge Dr.										
	PROPERTY OWNER: Dorothy L. Stopher deceased										
	ACTIVITY CODE: 1240										
APN: 559-164-007-7	Description of Activity										
11/23/10	Initial complaint investigation		120	290.00			S. Arnett	120	290.00		290.00
11/24/10	NOV mailed to property owner		15	36.25			S. Arnett	15	36.25		326.25
12/2/10	Reinspection		120	290.00			S. Arnett	120	290.00		616.25
12/6/10	Hearing notice mailed to property owner		15	36.25			S. Arnett	15	36.25		652.50
12/7/10	Telephone conversation to obtain info for owner		10	24.17			S. Arnett	10	24.17		676.67
12/7/10	updated hearing notice mailed		15	36.25			S. Arnett	15	36.25		712.92
12/14/10	Reinspection and telephone call to owner		135	101.25			S. Arnett	135	101.25		814.17
12/15/10	Telephone call to owner		15	36.25			S. Arnett	15	36.25		850.42
12/16/10	2nd NOV mailed to property owner		15	36.25			S. Arnett	15	36.25		886.67
12/28/10	Reinspection		120	290.00			S. Arnett	120	290.00		1256.67
1/4/11	NOP notice mailed to property owner		15	36.25			S. Arnett	15	36.25		1292.92
1/10/11	Pendency Hearing - owner did not show		45	108.75			S. Arnett	45	108.75		1401.67

Giovane Pizano
Assistant Treasurer
JULY 27, 2023



Melissa Johnson
Assistant Tax Collector

COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH
C/O JEFF JOHNSON
4065 COUNTY CIRCLE DR.
RIVERSIDE, CA 92503

Re: PIN: 559164007-7
TC 214 Item 593
Date of Sale: June 4, 2019
Last Assessee: STOPHER, DOROTHY L.

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificates
- Copy of Marriage Certificate for
- Original Note/Payment Book

X Updated Statement of Monies Owed (up to date of tax sale)

- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other:

Please send in all **original** documents by **August 27, 2023** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205**. If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano

Senior Accounting Assistant
Tax Sale Operations/Excess Proceeds
PH: (951) 955-3336/Fax: (951) 955-3990

4080 Lemon Street, 4TH F
WWW.CountyTreasurer.org ★ (95

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X
1. Article Addressed to: COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH C/O JEFF JOHNSON 4065 COUNTY CIRCLE DR. RIVERSIDE, CA 92503		B. Received by (Printed) C. Is delivery address different? If YES, enter delivery address
2. Article Number (Transfer from service label) 7022 3330 0000 1835 9930		D. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail
9590 9402 7411 2055 3827 72		<input type="checkbox"/> Registered Mail Restricted Delivery (500)

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 ITEM 593 Parcel Identification Number: 559164007-7

Assessee: STOPHER, DOROTHY L

Situs: 25140 MARION RIDGE DR IDYLLWILD 92549

Date Sold: June 4, 2019

Date Deed to Purchaser Recorded: August 13, 2019

Final Date to Submit Claim: August 13, 2020

RECEIVED
2023 AUG 17 PM 1:57
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

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NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the tax sale 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 15 day of August, 2023 at Riverside, CA
County, State

Sarah Crossman
Signature of Claimant

Signature of Claimant

Sarah Crossman
Print Name

Print Name

800 S. Sanderson, suite 200
Street Address

Street Address

Hemet, CA, 92545
City, State, Zip

City, State, Zip

951-766-2824
Phone Number

Phone Number

SCrossman@rivco.org
Email Address

Email Address

LEGAL ACTION TIME ACCOUNTING

CASE# C00035943		DISTRICT#: 11				
COMPLAINT ADDRESS: 25140 MARION RIDGE DR.		DATE OF INITIAL COMPLAINT: 11-18-10				
PROPERTY OWNER: DOROTHY L. STOPHER (DECEASED)		OWNER ADDRESS: 1355 S. PERRIS BLVD 54 PERRIS				
ACTIVITY CODE: 1240		TENANT NAME: N/A				
APN: 559-164-007-7		CONVEY#:				
Date	Description of Activity	Enforcement Officer:	Time Spent (min)	Amt. Owed	Misc. Costs	Total Owed
11/23/10	Initial complaint investigation	S. Arnett	120	\$290.00		\$290.00
11/24/10	NOV mailed to property owner	S. Arnett	15	\$36.25		\$326.25
12/02/10	Reinspection	S. Arnett	120	\$290.00		\$616.25
12/06/10	Hearing notice mailed to property owner	S. Arnett	15	\$36.25		\$652.50
12/07/10	Telephone conversation to obtain info for owner	S. Arnett	10	\$24.17		\$676.67
12/07/10	Updated Hearing notice mailed	S. Arnett	15	\$36.25		\$712.92
12/14/10	Reinspection and telephone call to owner	S. Arnett	135	\$181.25		\$894.17
12/15/10	Telephone call to owner	S. Arnett	15	\$36.25		\$930.42
12/16/10	2nd NOV mailed to property owner	S. Arnett	15	\$36.25		\$966.67
12/28/10	Reinspection	S. Arnett	120	\$290.00		\$1,256.67
01/04/11	NOP notice mailed to property owner	S. Arnett	15	\$36.25		\$1,292.92
01/18/11	Pendency Hearing- owner did not show	S. Arnett	45	\$108.75		\$1,401.67
01/20/11	Reinspection	S. Arnett	120	\$290.00		\$1,691.67
01/25/11	Lot book ordered	S. Arnett	15	\$36.25		\$1,727.92
04/19/17	Reinspection	M. Mendoza	195	\$585.00	Hr rate \$180	\$2,312.92
10/02/19	Reinspection	B. Cornejo	40	\$130.20	Hr rate \$186	\$2,443.12