

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



ITEM: 19.14
(ID # 23251)

MEETING DATE:
Tuesday, January 09, 2024

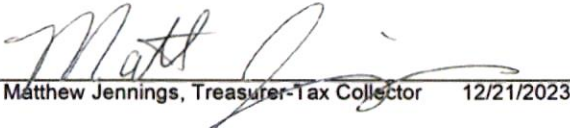
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 214, Item 655. Last assessed to: Randal B. Gersten, 100% in fee simple. District 4. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Mission Springs Water District for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 639232034-6; and,
2. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$15,853.75 to the County General Fund pursuant to Revenue and Taxation Code Section 4674, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

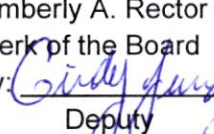
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 12/21/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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, Perez and Gutierrez
Nays: None
Absent: None
Date: January 9, 2024
xc: Tax Collector

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			Budget Adjustment:	N/A
			For Fiscal Year:	23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the June 4, 2019 public auction tax sale. The deed conveying title to the purchasers at the auction was recorded August 13, 2019. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 27, 2019, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest reports to notify all parties of interest attached to the parcel.
2. Researched all last 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 Mission Springs Water District based on a Lien for Unpaid Water and/or Other Charges recorded April 17, 2019 as Instrument No. 2019-0130843.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Mission Springs Water District be denied since the claimants failed to provide the required documentation to substantiate their claim. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$15,853.75 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Residents and Businesses

Excess proceeds will be transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim MSWD


Cesar Bernal, PRINCIPAL MGMT ANALYST 12/22/2023


Aaron Gettis, Deputy County Counsel 11/1/2023

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

RECEIVED

2020 FEB 11 PM 5:05

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 655 Assessment Number: 639232034-6

Assessee: GERSTEN, RANDAL B

Situs: 66088 PIERSON BLV DESERT HOT SPRINGS 92240

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 \$ 2415.91 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. 2019-0130843 recorded on 4/17/19. 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 5th day of February, 2020 at Riverside, CA
County, State

Nancy Mezquita
Signature of Claimant

Signature of Claimant

Nancy Mezquita
Print Name

Print Name

66575 2nd St.
Street Address

Street Address

DHS CA 92240
City, State, Zip

City, State, Zip

(760) 329-6448 ext. 114
Phone Number

Phone Number

nmezquita@mswd.org
Email Address

Email Address

26-431000-13
5146

2019-0130843

04/17/2019 03:43 PM Fee: \$ 0.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



When recorded return to:
Mission Springs Water District
66575 Second St.
Desert Hot Springs, CA 92240

Office of the County Clerk/Recorder
County of Riverside
P. O. Box 751
Riverside, CA 92502-1751

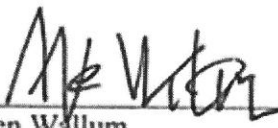
134

Lien for Unpaid Water and/or Other Charges
(California Water Code Section 31701.7 et seq.)

Notice is give that the undersigned, acting as authorized agent for Mission Springs Water District, hereby records a lien against the following property to satisfy the agreement executed by and between Mission Springs Water District and the property owner named below:

Parcel Number: 639-232-034-6
Property Address: 66088 Pierson Blvd., Desert Hot Springs, CA
Property Owner: Ronald Gresten
Amount of Lien: \$4330.09

Dated April 8, 2019
At Desert Hot Springs, CA



Arden Wallum
General Manager of Mission Springs Water
District and its Board of Directors

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.

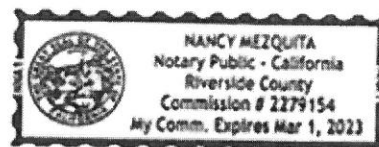
State of California
ss.
County of Riverside

On April 8, 2019, before me, Nancy Mezquita, Notary Public, personally appeared --- Arden Wallum---who proved to me on the basis of satisfactory evidence be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Mission Springs Water District • 66575 Second Street, Desert Hot Springs, CA 92240
Phone 760-329-6448 • Fax 760-329-2482

CUSTOMER HISTORY FOR 26-431000-13 RANDAL GRESTEN
 SERVICE ADDRESS: 66088 PIERSON DHS 92240
 MAILING ADDRESS: 203 SAPPHIRE AVE, NEWPORT BEACH, CA 92662

WORK PH: BILL STATUS: DC METER # : 11323428 RATE CODE : C-H POWER ZONE: 1240 USER CODE : 211 DELINQ BILLS : 43
 HOME PH: ACCT STATUS: C MTR TYPE: MSTR WATER CCF : \$2.7200 ELEVATION: N/A BILL CYCLE: MONTHLY TURNOFF COUNT:
 START DT: 09-15-11 MTR SIZE: 075 POWER CCF : 0.0000 ROUTE: 401M DEPOSIT DATE: # OF BAD CHKS:
 CLOS DT: 11-01-19 UOM : CF SEWER MMIN: \$100.32 CYCLE: 1 DEPOSIT BAL: \$0.00 ESTIMATED BILL:
 SQ FOOT: NONE # OF UNITS: 1.00 SEWER CCF : \$3.83 A/R BALANCE: \$2415.97 REFUND DEPOSIT: Y
 EDU'S : 2.50 SERVICE CHG: \$24.88 XCONNECT DEVICES : 0

APN # : 639-232-034-6
 COMMENT: OWNER NAME / OWNER PHONE : RANDAL B. GERSTEN / 949 632-3772 USER CLASS: COMMERCIAL
 ACRES : 0.00 TAX AREA: 014-037 COUNTY USE: ALL OTHER COMMERCIAL PROPERTY
 IMPROVED PROPERTY: YES

DATE	DAYS	DESCRIPTION	READ	CONS	WATER	SERVICE	U.TAX	SEWER	DEP	INT	FIRE	DWA	BCKFLW	ADJUST	PAYMENT	DEPOSIT	TOTAL	BALANCE
11-01-19		CLOSING BILL	0	0	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2415.97
11-20-19		PAYMENT													-204.66			2415.97
11-01-19	31	REGULAR BILL	0	0	0.00	12.44	3.41	48.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00		64.54	2620.63
11-01-19		LATE FEE													232.37			2556.09
10-01-19	28	REGULAR BILL	0	0	0.00	12.44	3.08	43.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00		59.49	2323.72
10-01-19		LATE FEE													205.84			2264.23
09-03-19	33	REGULAR BILL	0	0	0.00	12.44	3.63	51.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00		67.90	2058.39
09-03-19		LATE FEE													180.95			1990.49
06-01-19		PLACED ON TAX ROLL													-3648.33			1809.54
06-01-19		REGULAR BILL	0	0	0.00	12.44	3.41	48.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00		597.36	6570.96
08-01-19	31	REGULAR BILL	0	0	0.00	12.44	3.08	43.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00		59.49	5973.60
08-01-19		LATE FEE													537.65			5914.11
07-01-19	28	REGULAR BILL	0	0	0.00	12.44	3.63	51.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00		67.90	5376.46
06-03-19	33	REGULAR BILL	0	0	0.00	12.44	3.30	47.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00		482.60	5308.56
06-03-19		LATE FEE													4825.96			4825.96
05-01-19	30	REGULAR BILL	0	0	0.00	12.44	3.08	43.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00		433.01	4763.10
04-01-19	28	REGULAR BILL	0	0	0.00	12.44	3.08	43.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00		59.49	4330.09
04-01-19		LATE FEE													383.78			4270.60
04-08-19		LIEN FEES													49.00			3886.82
03-04-19	31	REGULAR BILL	0	0	0.00	12.44	3.41	48.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00		64.54	3837.82
03-04-19		LATE FEE													343.03			3773.28
02-01-19	30	REGULAR BILL	0	0	0.00	12.44	3.30	47.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00		62.86	3430.25
02-01-19		LATE FEE													189.33			3367.39
02-11-19		LATE FEE													-11274.82			3178.06
02-11-19		LATE FEE													1284.74			14452.88
01-02-19	30	REGULAR BILL	0	0	0.00	11.43	3.15	45.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00		59.60	13168.14
01-02-19		LATE FEE													1191.69			13108.54
12-03-18	32	REGULAR BILL	0	0	0.00	11.36	3.35	47.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00		62.57	11916.85
12-03-18		LATE FEE													1077.66			11854.28
11-01-18	31	REGULAR BILL	0	0	0.00	11.36	3.25	46.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00		60.97	10776.62
11-01-18		LATE FEE													974.15			10715.65
10-01-18	27	REGULAR BILL	0	0	0.00	11.36	2.83	40.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00		54.57	9741.50
10-01-18		LATE FEE													880.63			9686.93



September 7, 2023

Final Notice

MISSION SPRINGS WATER DISTRICT
66575 2ND STREET
DESERT HOT SPRINGS, CA 92240

NO Response

Re: PIN: 639232034-6
TC 214 Item 655
Date of Sale: June 4, 2019

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

We have attempted to reach out to you regarding this claim, *this is our final attempt.*

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 to Collect Excess Proceeds
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate
- Copy of Birth Certificates

- Copy of Marriage Certificate for
- Notarized Updated Statement of Monies Owed (up to the date of the 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 **September 22, 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
Tel 951 955-3336/Fax 951 955-3990

4080 Lemon Stree
WWW.CountyTreasurer.or

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. 		<p>A. Signature X</p>	
<p>1. Article Addressed to:</p> <p>MISSION SPRINGS WATER DISTRICT 66575 2ND STREET DESERT HOT SPRINGS, CA 92240</p>  <p>9590 9402 7411 2055 3840 73</p>		<p>B. Received by (<i>Printed Name</i>)</p> <p>D. Is delivery address different If YES, enter delivery address</p>	
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7022 3330 0000 1835 9244</p>		<p>3. Service Type</p> <ul style="list-style-type: none"> <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 <input type="checkbox"/> Registered Mail Restricted Delivery (\$500) 	

**Track Packages
Anytime, Anywhere**

Get the free Informed Delivery® feature to receive automated notifications on your packages

[Learn More](#)

([https://reg.usps.com/xsell?](https://reg.usps.com/xsell?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action)

[app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action](https://reg.usps.com/xsell?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action))

Tracking Number:

Remove X

7022333000018359244

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:43 am on September 11, 2023 in DESERT HOT SPRINGS, CA 92240.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Delivered

Delivered, Front Desk/Reception/Mail Room
DESERT HOT SPRINGS, CA 92240
September 11, 2023, 10:43 am

In Transit to Next Facility

September 10, 2023

Departed USPS Regional Facility

SAN BERNARDINO CA DISTRIBUTION CENTER
September 8, 2023, 5:03 pm

Arrived at USPS Regional Facility

SAN BERNARDINO CA DISTRIBUTION CENTER
September 7, 2023, 7:32 pm

Hide Tracking History

Feedback

What Do USPS Tracking Statuses Mean?
(<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

