

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



**ITEM:** 19.6  
(ID # 22973)

**MEETING DATE:**  
Tuesday, February 27, 2024

**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1024. Last assessed to: Quang Tung Tran & Fung Sze Wei Tran, Husband & wife, as Joint Tenants, as to an undivided twenty-five percent (25%) interest; Che Chi Hua & Muoi Tam Hua, Husband & Wife, as to an undivided twenty-five percent (25%) interest; An Chi Tran, a single man, 50% interest as tenancy common. District 1. [\$25,836-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Asset Recovery Inc., Assignee for An Chi Tran, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 219321008;
2. Authorize and direct the Auditor-Controller to issue a warrant to Asset Recovery Inc., Assignee for An Chi Tran in the amount of \$25,836.79 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 \$25,836.78 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:**Policy

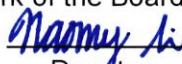
  
Matthew Jennings, Treasurer-Tax Collector 2/13/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, 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: February 27, 2024  
xc: Tax Collector

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 25,836	\$ 0	\$ 25,836	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	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.

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

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of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on July 15, 2020.

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

1. Claim from Asset Recovery Inc., Assignee for An Chi Tran based on an Assignment of Rights to Claim Excess Proceeds From Sale of Tax-Defaulted Property notarized January 14, 2021 and a Grant Deed recorded January 21, 2003 as Instrument No. 2003-044822.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Asset Recovery Inc., Assignee for An Chi Tran be awarded excess proceeds in the amount of \$25,836.79. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$25,836.78 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 the last assessee of the property and transferred to the County General Fund.

**ATTACHMENTS (if any, in this order):**

**ATTACHMENT A. Claim Asset**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 2/16/2024

  
Aaron Gettis, Deputy County Counsel 9/26/2023

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

To: Matthew Jennings, Treasurer-Tax Collector

2021 FEB 11 PM 1:45

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 215 Item 1024 Parcel Identification Number: 219321008

Assessee: HUA, CHE CHI & MUOI TAM & TRAN, AN CHI & FUNG SZE WEI & QUANG TUNG ETAL

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 \$83,074.00 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. 2003-044822 recorded on 1-21-2003. 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 ID, Grant Deed  
Tax 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 2nd day of February, 2021 at Denver, CO  
County, State

  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

John Fox - Managing Director  
Print Name  
Asset Recovery Inc

\_\_\_\_\_  
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

**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) An Chi Tran 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 219-321-008.

As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$ 83,074.00, and as a party of interest I am entitled to \$ up to \$83,074.00.

Dated this 14 day of JAN 2021,

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 Colorado

COUNTY OF Denver

On 01/14/2021 before me, ANH-KHOA NGUYEN THAN personally appeared AN CHI TRAN, 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~~ <sup>Colorado</sup> that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature

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

(Seal)

**DECLARATION**

I, Assignor(s) An Chi Tran 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 219-321-008 from the public auction of tax-defaulted property held on 5 day of May, 2020, 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 14-JAN 21 Signature 

Name (print) AN CHI TRAN Address 2007 S GAVANSTON CT

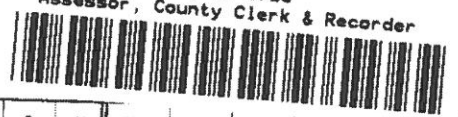
City/State/zip Code AURORA CO 80014 Phone (714) 262-7861

RECORDING REQUESTED BY:

When Recorded Mail Document and Tax Statement To:

AN CHI TRAN  
13152 ACLARE ST.  
CERRITOS, CA 90703

DOC # 2003-044822  
01/21/2003 08:00A Fee:10.00  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



10

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
			2			✓			
A	R	L				COPY	LONG	REFUND	NCHG

Escrow No.  
Title Order No.  
APN: 219-321-004

GRANT DEED

~~DTA~~ TRA 009

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ none City tax \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
GIAI TRI TRAN & MUOI MUOI TANG, HUSBAND & WIFE, WHO OWN 50% INTEREST.

hereby GRANT(S) to AN CHI TRAN, A SINGLE MAN, 50% INTEREST AS TENANCY COMMON.  
Quang Tung Tran & Fung Sze Wei Tran, husband & wife retain 25% ass joint tenant  
Che Chi Hua & Muoi Tam Hua, husband & wife, retain 25% as joint tenants.  
the following described real property in the City of Riverside  
County of Riverside.

State of California:

Lots 18, 19, 20, and 21 in Division "A" of Hall's Addition, in the City of  
Riverside as per map recorded in Book 9, in Page 1 of Maps in the office  
of the County Recorder of said County.

MORE PARTICULARLY DESCRIBED ON EXHIBIT "B" ATTACHED HERETO.

DATED: JANUARY 15th, 2003

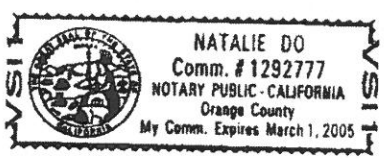
STATE OF CALIFORNIA  
COUNTY OF ORANGE  
ON 01-15-2003 before me,  
NATALIE DO personally appeared  
GIAI TRI TRAN and MUOI MUOI  
TANG

\_\_\_\_\_  
Gia Tri Tran  
  
\_\_\_\_\_  
Muoi Muoi Tang

personally known to me (or 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.

Witness my hand and official seal.

Signature



MAIL TAX STATEMENT AS DIRECTED ABOVE

EXHIBIT " B "

Parcel A:

The Northeasterly rectangular 50 feet of Lots 19 and 20, Division A of Halls Addition, as per map recorded in Book 9, Page 1 of Maps, records of San Bernardino County.

Parcel B:

The Southwesterly 25 feet of Lot 20, the Northeasterly 5 feet of Lot 21, and the Southwesterly 30 feet of the Northeasterly 80 feet of Lot 19, Division A of Hall's Addition, as per map recorded in Book 9, Page 1 of Maps, records of San Bernardino County.

Parcel C:

An easement for building maintenance over and across the Southwesterly 5 feet of the Northeasterly 10 feet of Lot 21 and over and across the Southwesterly 5 feet of the Northeasterly 85 feet of Lot 19, Division A of Hall's Addition, as per Map recorded in Book 9, Page 1 of Maps, records of San Bernardino County.

Excepting therefrom that portion as conveyed to the City of Riverside, as set forth in an Instrument recorded March 11, 1974 as Instrument No. 28063 Official Records.

Parcel D:

Lot 21 of Division A of Hall's Addition, as per Map recorded in Book 9, Page 1 of Maps, records of San Bernardino County.

Excepting therefrom the Northeasterly rectangular 25 feet.

Parcel E:

The Northeasterly 20 feet of the Southwesterly 70 feet of Lot 19, Division A of Hall's Addition, as per Map recorded in Book 9, Page of Maps, records of San Bernardino County.

Parcel F:

The Northeasterly rectangular 25 feet of Lot 21 and the Southerly 50 feet of Lot 19, Division A of Hall's Addition, as per Map recorded in Book 9, Page 1 of Maps, records of San Bernardino County.

Excepting from Lot 21 the Northeasterly rectangular 5 feet thereof.

Parcel G:

Lot 18 in Division "A" of Hall's Addition, in the City of Riverside, County of Riverside, State of California, as per Map recorded in Book 9, Page 1 of Maps, in the Office of the County Recorder of San Bernardino County, California.



2003-044822  
01/21/2003 08:56A  
2 of 2