

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



ITEM: 19.32
(ID # 23261)

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, Items 1831 & 1832. Last assessed to: Gentry Capital Partners, Inc., a California Corporation. District 4. [\$68,596-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claims from Gentry Capital Partners, Inc., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 779260011 and 779293027; and,
2. Authorize and direct the Auditor-Controller to issue a warrant to Gentry Capital Partners, Inc. in the amount of \$68,596.00 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.

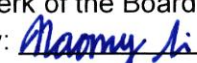
ACTION:Policy


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

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

**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	\$ 68,596	\$ 0	\$ 68,596	\$ 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 one claim per parcel for excess proceeds:

1. Claims from Gentry Capital Partners, Inc. based on a Grant Deed recorded July 17, 2003 as Instrument No. 2003-534379.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Gentry Capital Partners, Inc. be awarded excess proceeds in the amount of \$68,596.00. 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.

EP 215-1831	PIN 779260011	\$23,445.89
EP 215-1832	PIN 779293027	\$45,150.11
TOTAL:		\$68,596.00

Impact on Residents and Businesses

Excess proceeds will be released to the last assessee of the properties.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim GCP

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 2/16/2024

Aaron Gettis
Aaron Gettis, Deputy County Counsel 11/27/2023

3114172-002.2

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

RECEIVED

2021 APR -5 PM 4:47

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1831 Parcel Identification Number: 779260011

Assessee: GENTRY CAPITAL PARTNERS INC

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 \$~~26,800-TAXES~~ 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. 2003-534379; recorded on 1/17/2003. 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.

GENTRY CAPITAL PARTNERS STATEMENT OF INFORMATION, ARTICLES OF ORGANIZATION, PROPERTY GRANT DEED PRIOR TO SUBDIVISION, SUBDIVISION MAP + OWNER STATEMENT + TRUSTEE STATEMENTS, NOTARY CERTIFICATES

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 31 day of March, 2021 at Riverside, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

DAVID RUIZ
Print Name

Print Name

3144 SANTA MARGARITA RLY #A118
Street Address
RANCHO SANTA MARGARITA, CA 92688

Street Address

City, State, Zip

City, State, Zip

(951) 739-0758 Kevin J.
Phone Number

Phone Number

Kevin@KEVINJACOBSCPA.COM
Email Address

Email Address

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1832 Parcel Identification Number: 779293027

Assessee: GENTRY CAPITAL PARTNERS INC

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

RECEIVED
2021 APR -5 PM 4:47
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 48,600 - 100% 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. 2003-004579; recorded on 7/17/2003. 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.

GENTRY CAPITAL PARTNER STATEMENT OF INFORMATION, ARTICLES OF ORGANIZATION, PROPERTY GRANT DEED PRIOR TO SUBDIVISION, SUBDIVISION MAP + OWNER STATEMENT, TRUSTEE STATEMENT, NOTARY CERTIFICATES

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 31st day of March, 2021 at Riverside, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

DAVID RUIZ
Print Name

Print Name

31441 SANTA MARGARITA PAVY # A118
Street Address
RANCHO SANTA MARGARITA, CA 92688

Street Address

City, State, Zip

City, State, Zip

(951) 739 0758 Kevin J.
Phone Number

Phone Number

Kevin@kevinjacobs.cpa.com
Email Address

Email Address

RECORDING REQUESTED BY:
STEWART TITLE OF CALIFORNIA, INC.

WHEN RECORDED MAIL TO:

GENTRY CAPITAL PARTNERS,
31441 SANTA MARGARITA PKWY
RANCHO SANTA MARGARITA, CA

DOC R 2003-534379

07/17/2003 08:00A Fee:23.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



ORDER NO. 511219109
ESCROW NO. 580067385

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									X
A	R	L	COPY	LONG	REFUND	NCHG	EXAM		

Transfer Tax Declared on Separate Instrument

GRANT DEED

TRA 058-004
A.P.N.: 767-120-018-2
767-120-028-1

The undersigned grantor(s) declare(s):

~~Document # 018-2-565-120-028~~

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.
- (X) Unincorporated area: () City of _____, and

23

T
SF

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
COASTAL BUILDING, INC., A NEVADA CORPORATION

hereby GRANTS to GENTRY CAPITAL PARTNERS, INC., A CALIFORNIA CORPORATION

the following described real property in the
County of RIVERSIDE, State of California
SEE ATTACHED EXHIBIT "A"

DATE: July 14, 2003

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

On 7-15-03, before me K WENGER
personally appeared MARK LADEDA

COASTAL BUILDING, INC.,
a Nevada corporation,

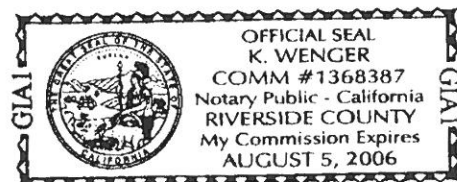
BY: Mark Ladededa
MARK LADEDA
PRESIDENT

BY: president

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 [Signature]



(This area for official notarial seal)

~~XXXXXXXXXX~~

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, City of INDIO, described as follows:

PARCEL 1:

THAT PORTION OF LOT 17 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE(S) 63, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING EASTERLY OF THE RIGHT(S) OF WAY OF THE CANAL OF THE COACHELLA VALLEY COUNTY WATER DISTRICT AS ESTABLISHED BY RESOLUTION OF THE COACHELLA VALLEY COUNTY WATER DISTRICT RECORDED SEPTEMBER 8, 1941 AS INSTRUMENT NO. 354 OF OFFICIAL RECORDS;

EXCEPT THOSE PORTIONS CONVEYED TO COUNTY OF RIVERSIDE, IN THE DEED RECORDED APRIL 9, 1981 AS INSTRUMENT NO. 63152 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, SAID PROPERTY BEING LOT 17 OF THE SUBDIVISION OF SAID SECTION 1 AS SHOWN BY PLAT OF SAID SUBDIVISION, IN THE CITY OF COACHELLA, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE(S) 63, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT NORTH 89°22'59" WEST, 846.43 FEET, AND SOUTH 0°25'24" WEST, 30 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°22'59" EAST, 106.05 FEET; THENCE SOUTH 21°41'46" WEST, 123.02 FEET; THENCE ALONG A CURVE CONCAVE TO THE LEFT HAVING DELTA OF 38°05'22" AND A RADIUS OF 428.34 FEET, AN ARC DISTANCE OF 284.75 FEET; THENCE SOUTH 16°23'36" EAST, 270.38 FEET; THENCE NORTH 89°43'41" WEST, 128.69 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17, DESIGNATED AS POINT 'A', SAID POINT BEING DISTANT SOUTH 89°43'41" EAST, 478.25 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 0°25'24" EAST 653.44 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, ALSO DESCRIBED AS LOT 18 OF THE SUBDIVISION OF SAID SECTION, AS



~~5-10-1934~~

SHOWN BY MAP ON FILE IN BOOK 4 PAGE(S) 63, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THEREFROM THAT PORTION CONVEYED TO JOHN R. WALKER AND AILEEN WALKER, HUSBAND AND WIFE, BY DEED RECORDED MARCH 30, 1934 IN BOOK 166 PAGE 465 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE EAST, ALONG AND ON THE NORTH LINE OF SAID LOT, 260 FEET; THENCE SOUTH 330 FEET; THENCE WEST 260 FEET TO THE WEST LINE OF SAID LOT 18; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT, 330 FEET, TO THE POINT OF BEGINNING.

End of Legal Description

