

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



ITEM: 19.8
(ID # 22988)

MEETING DATE:
Tuesday, March 19, 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 1151. Last assessed to: Country Club Holdings, LLC, a California Limited Liability Company. District 2. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Country Club Holdings, LLC, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 373239008;
2. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$3,659.36 to the County General Fund, pursuant to Revenue and Taxation Code Section 4674.

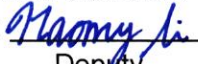
ACTION: Policy


Matthew Jennings, Treasurer-Tax Collector 3/5/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: March 19, 2024
xc: Tax Collector

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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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 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 Accurant (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 Country Club Holdings, LLC based on a Grant Deed recorded January 17, 2007 as Instrument No. 2007-0037436.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Country Club Holdings, LLC be denied since at the time the claim was filed and at all relevant times since, the company was FTB suspended, per California Secretary of State Business Search, which deprives it of all rights, privileges, and powers and it has no right or authority to file an administrative claim for the excess proceeds. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$3,659.36 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 CCH


Cesar Bernal, PRINCIPAL MGMT ANALYST 3/7/2024


Aaron Gettis 9/26/2023

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 1151 Parcel Identification Number: 373239008

Assessee: COUNTRY CLUB HOLDINGS

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

RECEIVED

2021 JUL 14 AM 9:03

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

RECEIVED

2021 JUL 14 AM

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 11,000 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. 2007-0037436 recorded on 1/17/2007. 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.

GRANT DEED - DOC # 2007-0037436

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 15 day of JULY, 2021 at SAN BERNARDINO CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

JOSEPH HUSBAND, CEO/MANAGING MEMBER COUNTRY CLUB HOLDINGS, LLC
Print Name

Print Name

12393 OVERCREST DRIVE
Street Address

Street Address

YUCAIPA CA 92399
City, State, Zip

City, State, Zip

(951) 751-8261
Phone Number

Phone Number

JOSEPH HUSBAND @ HOTMAIL.COM
Email Address

Email Address

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY
COUNTRY CLUB HOLDINGS, LLC
AND WHEN RECORDED MAIL THIS DEED
AND TAX STATEMENTS TO:

COUNTRY CLUB HOLDINGS, LLC
PO BOX 566
RIVERSIDE, CA 92502

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1			40						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

125
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509

Assessor's Parcel No. SEE EXHIBIT "A"

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT the documentary transfer tax is:

COUNTY: \$ 0.00 CITY: \$ 0.00 Total transfer tax: \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale
- or transfer is exempt from tax for the following reason: Transfer into owner's additional LLC for no consideration

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,
THE SITL INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

hereby GRANT(S) to
COUNTRY CLUB HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

the following described real property in the City of Lake Elsinore, County of RIVERSIDE, State of **CALIFORNIA**:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

Date: 01/16/07

THE SITL INVESTMENT, LLC BY:

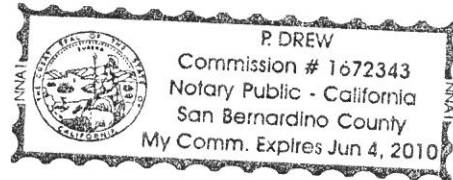
JOSEPH HUBAND

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) San Bernardino)SS

On 1/17/07 before me, P. Drew
the undersigned Notary Public in and for
said State, personally appeared JOSEPH HUBAND

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 P. Drew



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

PARCELS 1 & 2: (373-221-024 & 373-221-025)

LOTS 72 & 73 OF ELSINORE LAKE PARK TRACT UNIT NO. 1, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 74 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3: (373-234-013)

LOT 37 AND THE SOUTH ½ OF LOT 38, ELSINORE LAKE PARK TRACT, UNIT 1, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 74, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 4: (373-234-014)

THE NORTH ½ OF LOT 38 OF ELSINORE LAKE PARK TRACT, UNIT 1, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 74, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5 & 6: (373-235-005, 373-235-006)

LOTS 65 AND 66 OF ELSINORE LAKE PARK TRACT, UNIT 2, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 2-3, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 7: (373-235-015)

LOT 89 OF ELSINORE LAKE PARK TRACT, UNIT 2, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 2 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 8: (373-236-014)

LOT 44 OF ELSINORE LAKE PARK TRACT UNIT 2, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 2 AND 3 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



2007-0037436
01/17/2007 08:00A
2 of 40

PARCEL 9 & 10: (373-237-004, 373-237-005)

LOTS 28 AND 29 OF ELSINORE LAKE PARK TRACT, UNIT 2, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 2-3, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 11 & 12: (373-237-010, 373-237-011)

LOTS 51 & 52 OF ELSINORE LAKE PARK TRACT, UNIT 2, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 2-3, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 13: (373-237-012)

THE SOUTH HALF OF LOT 50, ELSINORE LAKE PARK TRACT, UNIT 2, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 2-3, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 14: (373-238-009)

LOT 77 OF ELSINORE LAKE PARK TRACT, UNIT 2, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 2, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 15: (373-239-008)

LOT 30 OF ELSINORE LAKE PARK TRACT, UNIT 1, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 74, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 16 - 19: (373-256-007, 373-256-008, 373-256-009, 373-256-010)

LOTS 82, 83, 84, 85, OF ELSINORE FRESH WATER TRACT, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 46, RIVERSIDE COUNTY RECORDS.

PARCEL 20: (375-024-057)

THE SOUTHEASTERLY RECTANGULAR 1/2 OF LOT 54 UNIT 20 COUNTRY CLUB HEIGHTS, IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 15 PAGE 80 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

2007-0037436
01/17/2007 08:00A
3 of 48



Home

Search

Forms

Help

Business Search

The California Business Search provides access to available information for **corporations, limited liability companies and limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.

Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.

Basic Search

A Basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number. Note, a **basic search** will search **only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, Unincorporated Common Interest Developments, and Out of State Associations). The basic search performs a

COUNTRY CLUB HOLDINGS, LLC
(200513910292)



Request Certificate

Initial Filing Date	04/25/2005
Status	Suspended - FTB/SOS
Standing - SOS	Not Good
Standing - FTB	Not Good
Standing - Agent	Good
Standing - VCFCF	Good
Inactive Date	04/28/2015
Formed In	CALIFORNIA
Entity Type	Limited Liability Company - CA
Principal Address	12393 OVERCREST DRIVE YUCAIPA, CA 92399
Mailing Address	N/A
! Statement of Info Due Date	04/30/2013
Agent	Individual JOSEPH HUBAND 12393 OVERCREST DRIVE YUCAIPA, CA 92399



View History



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