

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



ITEM: 19.6  
(ID # 22783)

MEETING DATE:  
Tuesday, April 30, 2024

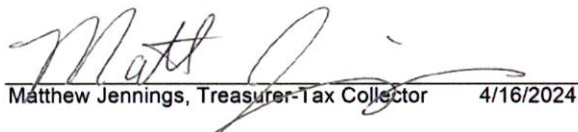
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 214, Item 779. Last assessed to: The Estate of Paula Gonzales Rodriguez. District 4. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Anthony DiPiero, Attorney for Hunt & Henriques for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 768413008-5;
2. Deny the claim from Riverside County, Department of Child Support Services for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 768413008-5;
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$11,549.39 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 4/16/2024

---

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Gutierrez 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: April 30, 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**

<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>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</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 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 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

**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 two claims for excess proceeds:

1. Claim from Anthony DiPiero, Attorney for Hunt & Henriques based on an Abstract of Judgment recorded December 10, 2010 as Instrument No. 2010-0593161.
2. Claim from Riverside County, Department of Child Support Services based on a Notice of Support Judgment recorded October 30, 2008 as Instrument No. 2008-0578181.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claims from Anthony DiPiero, Attorney for Hunt & Henriques and Riverside County, Department of Child Support Services be denied because their judgements are against a debtor unrelated to the property sold. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$11,549.39 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 claimants 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 DiPiero**

**ATTACHMENT B. Claim DCSS**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 4/19/2024

  
Aaron Gettis, Chief of Deputy County Counsel 3/13/2024

2213341.2494.2

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

RECEIVED  
2019 SEP 17 AM 8:56  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 779 Assessment Number: 768413008-5

Assessee: RODRIGUEZ PAULA G ESTATE OF

Situs:

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 \$ 13,556.16 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. 2010-0593161; recorded on 12/10/10. 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.

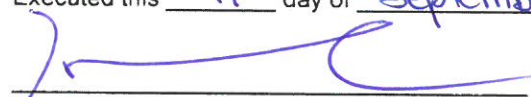
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 11 day of September, 2019 at Santa Clara County, CA  
County, State

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

Anthony DiPiero  
\_\_\_\_\_  
Print Name

151 Bernal Rd Ste 8  
\_\_\_\_\_  
Street Address

San Jose CA 95119  
\_\_\_\_\_  
City, State, Zip

(408) 362-2282  
\_\_\_\_\_  
Phone Number

arivera@hurtherriques.com  
\_\_\_\_\_  
Email Address

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email Address

421645

RECORDING REQUESTED BY AND MAIL TO:  
(Name and mailing address, including city, state,  
and Zip code, of requesting party)

AND WHEN RECORDED MAIL TO:

HUNT & HENRIQUES  
ATTORNEYS AT LAW  
151 BERNAL RD STE 8  
SAN JOSE, CA 95119

DOC # 2010-0593161  
12/10/2010 01:21P Fee:26.00  
Page 1 of 3

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



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NOTICE SENT					T:	CTY	UNI	Del	

210 M  
061

ABSTRACT OF JUDGMENT  
(PLEASE FILL IN DOCUMENT TITLE(S) ON THIS LINE)

This page added to provide adequate space for recording information  
(Additional recording fee applies)

Gov. code 27361.6

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):  
 Recording requested by and return to: (408) 362-2270  
 Michael S. Hunt, ESQ. #99804  
 Janalíe Henriques, ESQ. #111589  
 151 Bernal Rd. Ste#8  
 San Jose, CA 95119  
 ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside  
 STREET ADDRESS: 41002 County Center Dr, Bldg C  
 MAILING ADDRESS:  
 CITY AND ZIP CODE: Temecula CA 92591  
 BRANCH NAME: Temecula Division

FOR RECORDER'S USE ONLY  
 421645.001 XXXXXXXXXXXXX2748

PLAINTIFF: MIDLAND FUNDING LLC  
 DEFENDANT: JUAN J MARTINEZ

CASE NUMBER:  
 TEC10004591

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**  Amended

FOR COURT USE ONLY

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:  
 a. Judgment debtor's

Name and last known address   
 JUAN J MARTINEZ  
 2037 MURRIETA RD  
 PERRIS CA 92571

b. Driver's license No. [last 4 digits] and state:  Unknown  
 c. Social Security No. [last 4 digits]:  Unknown  
 d. Summons or notice of entry of sister-state judgment was served or mailed to (name and address):  
 JUAN J MARTINEZ  
 2037 MURRIETA RD PERRIS CA 92571

2.  Information on additional judgment debtors is shown on page 2.

3. Judgment creditor (name and address):  
 MIDLAND FUNDING LLC  
 C/O Hunt & Henriques  
 151 Bernal Rd #8, San Jose, CA 95119

4.  Information on additional judgment creditors is shown on page 2.

5.  Original abstract recorded in this county:  
 a. Date:  
 b. Instrument No.:

Date: September 21, 2010

MICHAEL S. HUNT/JANALIE HENRIQUES  
 (TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
 \$7721.05  
 7. All judgment creditors and debtors are listed on this abstract.  
 8. a. Judgment entered on (date): September 14, 2010  
 b. Renewal entered on (date):  
 9.  This judgment is an installment judgment.

10.  An  execution  attachment lien is endorsed on the judgment as follows:  
 a. Amount: \$  
 b. In favor of (name and address):

11. A stay of enforcement has  
 a.  not been ordered by the court.  
 b.  been ordered by the court effective until  
 12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.  
 b.  A certified copy of the judgment is attached.



This abstract issued on (date):

10-1-10 *[Signature]*

Clerk, by *[Signature]* Deputy



SEP 27 2010

**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 779 Assessment No.: 768413008-5

Assessee: RODRIGUEZ PAULA G ESTATE OF

Situs:

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 \$ 19,234.82 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. 2008-0578181, recorded on 10/30/2008. 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.**

\$19,918.64 was due at time of sale, less amounts paid since date of sale leaves a total outstanding balance of \$19,234.82

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 07 day of October, 2019 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant Attorney for Debt

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

Jennifer K. Bryant  
Print Name

\_\_\_\_\_  
Print Name

2041 Iowa Ave  
Street Address

\_\_\_\_\_  
Street Address

Riverside, CA 92507  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

951-955-9396  
Phone Number

\_\_\_\_\_  
Phone Number

RECEIVED  
2020 JAN -2 AM 7:52  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

DOC # 2008-0578181

10/30/2008 08:00A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

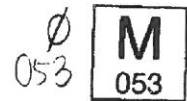
Assessor, County Clerk & Recorder



**RECORDING REQUESTED BY**

RIVERSIDE COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES

COUNTY CODE: 0606501



**WHEN RECORDED MAIL TO**

RIVERSIDE COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES

1370 S STATE ST STE A

SAN JACINTO CA 92583-4922

**DOCUMENT TITLE**

**NOTICE OF SUPPORT JUDGMENT**



<p>ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address):  <input checked="" type="checkbox"/> Recording requested by and return to:          JAMES P. FULLMER, CHIEF DEPUTY CHILD SUPPORT ATT            RIVERSIDE COUNTY          DEPARTMENT OF CHILD SUPPORT SERVICES          1370 S STATE ST STE A          SAN JACINTO CA 92583-4922          200000000250233            TELEPHONE NO.: (951) 791-2000  <input type="checkbox"/> ATTORNEY FOR    <input type="checkbox"/> JUDGMENT CREDITOR    <input checked="" type="checkbox"/> ASSIGNEE OF RECORD</p>	<p><b>FOR RECORDER'S USE ONLY</b></p>
<p align="center"><b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE</b></p> <p>STREET ADDRESS: 880 N STATE ST          MAILING ADDRESS: 880 N STATE ST          CITY AND ZIP CODE: HEMET 92543-1459          BRANCH NAME: HEMET COURT</p>	
<p>PETITIONER/PLAINTIFF: TERESA MARTINEZ          RESPONDENT/DEFENDANT: JUAN M MARTINEZ</p>	

<b>ABSTRACT OF SUPPORT JUDGMENT</b>	CASE NUMBER: HED008723
-------------------------------------	------------------------

1. The  judgment creditor  assignee of record applies for an abstract of a support judgment and represents the following:

a. Judgment debtor's

Name and last known address	JUAN M MARTINEZ 1050 W ACACIA AVE HEMET CA 92543
b. Driver's license No. and state	CALIFORNIA
c. Social Security number:	<input type="checkbox"/> unknown
d. Birthdate: 12/23/1958	<input type="checkbox"/> unknown

**FOR COURT USE ONLY**

(This document is a notice under Family Code Section 4506. Court stamp not required.)

Any electronic signature affixed below has been officially adopted by the requesting governmental agency.

Date: 10/17/2008

JAMES P. FULLMER (TYPE OR PRINT NAME)	 (SIGNATURE OF APPLICANT OR ATTORNEY)
--	--

<p>2. I CERTIFY that the judgment entered in this action contains an order for payment of spousal, family, or child support.</p> <p>3. Judgment creditor (name):          RIVERSIDE County Department of Child Support Services whose address appears on this form above the court's name.</p> <p>4. <input checked="" type="checkbox"/> The support is ordered to be paid to the following county officer (name and address):          RIVERSIDE County Department of Child Support Services          PO BOX 989067          WEST SACRAMENTO CA 95798-9067</p>	<p>5. Judgment debtor (full name as it appears in judgment):          JUAN M MARTINEZ</p> <p>6. a. A judgment was entered on (date): 11/30/2004          b. Renewal was entered on (date):          c. Renewal was entered on (date):</p> <p>7. <input type="checkbox"/> An execution lien is endorsed on the judgment as follows:          a. Amount: \$          b. In favor of (name and address):</p> <p>8. A stay of enforcement has          a. <input checked="" type="checkbox"/> not been ordered by the court.          b. <input type="checkbox"/> been ordered by the court effective until (date):</p> <p>9. <input type="checkbox"/> This is an installment judgment.</p>
---	---

[Seal]

This document is a notice under Family Code Section 4506. No court seal required.

This abstract issued on (date): No date required under FC § 4506

This document is a notice under Family Code section 4506.  
 Clerk, by \_\_\_\_\_, Deputy