

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



ITEM: 19.18  
(ID # 23925)

MEETING DATE:  
Tuesday, April 30, 2024

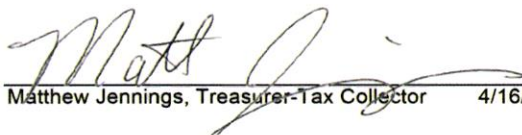
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 217, Item 4626. Last assessed to: Set Free Christian Fellowship. District 5. [\$25,162-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Set Free Christian Fellowship, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 528032031; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Set Free Christian Fellowship in the amount of \$ 25,162.39, 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 4/16/2024

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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>	\$ 25,162	\$ 0	\$ 25,162	\$ 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 18, 2021 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 28, 2021. 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 4, 2021 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 for excess proceeds:

1. Claim from Set Free Christian Fellowship based on a Quitclaim Deed recorded December 4, 2012 as Instrument No. 2012-0588491.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Set Free Christian Fellowship be awarded excess proceeds in the amount of \$25,162.39. 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.

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

**ATTACHMENT A. Claim SetFree**

*Cesar Bernal*  
Cesar Bernal, PRINCIPAL MGMT ANALYST

4/19/2024

*Aaron Gettis*  
Aaron Gettis, Chief of Deputy County Counsel

3/1/2024

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4626 Parcel Identification Number: 528032031

Assessee: SET FREE CHRISTIAN FELLOWSHIP

Situs: 51834 MAXINE AVE CABAZON CA 92230

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED  
2021 AUG 19 PM 3:25  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ \_\_\_\_\_ 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. 2012-0588491 recorded on 12/04/12. 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 13 day of August, 2021 at San Bernardino, Ca.  
County, State

Heather Skow For Set Free Christian Fellowship  
Signature of Claimant

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

Heather Skow  
Print Name

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

13700 Calimesa Blvd  
Street Address

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

Yucaipa, Ca 92399  
City, State, Zip

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

909 440. 0033  
Phone Number

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

heather@setfree.rocks.com  
Email Address

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

RECORDING REQUESTED BY  
David N. Powers

AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

NAME David N. Powers  
STREET ADDRESS 29520 Spotted Bull Lane  
CITY, STATE & ZIP CODE San Juan Capistrano, Ca. 92675

TITLE ORDER NO. \_\_\_\_\_  
ESCROW NO. \_\_\_\_\_

DOC # 2012-0588491  
12/04/2012

Customer Copy Label

The paper to which this label is  
affixed has not been compared  
with the filed/recorded document

Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: \_\_\_\_\_  
APN: 528-032-031-4

The undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX \$ 0.00  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Area City of Cabazon

M  
074

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) David N. Powers and Lois M. Powers, as trustees, their successors in trust, under the David & Lois Family Trust dated April 4, 1995

hereby remise, release and quitclaim to Set free Christian Fellowship

the following described real property in the City of Cabazon, County of Riverside, State of California

(Insert Legal Description)  
Assessment & Parcel #528-032-031-4: Lot 121 of Cabazon Estates No.3, as shown on file in book 47, page 81, of maps, records of Riverside, California (also known as 51834 Maxine Ave, Cabazon, California)

DATED: 01/01/2012

David N. Powers, Trustee  
Lois M. Powers, Trustee

STATE OF CALIFORNIA  
COUNTY OF Orange

On 10/25/12 before me, R.H. Badani, Notary Public, personally appeared

David N Powers and Lois M Powers

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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature R.H. Badani (SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE

