

ITEM: 19.9 (ID # 22873) MEETING DATE: Tuesday, May 21, 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 822. Last assessed to: Ramona A. Sanchez and Ruth S. Guzman, as joint tenants. District 4. [\$13,033-Fund 65595 Excess Proceeds from Tax Sale]

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

- Approve the claim from Reese Law Group, Attorney for Ford Motor Credit Company for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 872303021-8;
- 2. Approve the claim from Atanasia Ramona Sanchez Douglas AKA Ramona A. Sanchez, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 872303021-8; and
- 3. Authorize and direct the Auditor-Controller to issue a warrant to Reese Law Group, Attorney for Ford Motor Credit Company in the amount of \$3,649.19 and Atanasia Ramona Sanchez Douglas AKA Ramona A. Sanchez in the amount of \$9,384.14, 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:

reasurer-Tax Collector 5/8/2024

# MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Jeffries, Spiegel, Washington and Perez
Nays:	None
Absent:	Gutierrez
Date:	May 21, 2024
XC:	Tax Collector

Kimberly A. Rector Clerk of the Board By: UNA

### 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	\$ 13,033	\$0	\$ 13,033	\$ 0
NET COUNTY COST	\$ 0	\$0	\$0	\$ 0
SOURCE OF FUNDS:	Fund 65595 Excase Proc	oode from Tax Salo	Budget Adjust	ment: N/A
		For Fiscal Year	r: 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.

The Treasurer-Tax Collector has received two claims for excess proceeds:

- 1. Claim from Reese Law Group, Attorney for Ford Motor Credit Company based on an Application For and Renewal of Judgment recorded November 9, 2016 as Instrument No. 2016-0501145.
- Claim from Atanasia Ramona Sanchez Douglas AKA Ramona A. Sanchez based on a Grant Deed recorded October 17, 1984 as Instrument No. 1984-224780 and a Certificate of Death for Refugio S. Leivas AKA Ruth S. Leivas AKA Ruth S. Guzman.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Reese Law Group, Attorney for Ford Motor Credit Company be awarded excess proceeds in the amount of \$3,649.19 and Atanasia Ramona Sanchez Douglas AKA Ramona A. Sanchez be awarded excess proceeds in the amount of \$9,384.14. 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 released to a lienholder and the last assessee of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. <u>Claim Reese</u> ATTACHMENT B. <u>Claim Douglas</u>

Cesar Bernal 5/10/2024

Harron Gettis Aaron Gettis, Chief of Deputy Counsel 4/2/2024

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 822 Assessment Number: 872303021-8

Assessee: SANCHEZ, RAMONAA & GUZMAN, RUTH S

Situs: 24950 LINDSAY AVE RIPLEY 92272

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 3,493.69 from the sale of the above mentioned real property. I/We were the inenholder(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. 2016-0501145; recorded on 11/09/2010. 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

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 <u>9</u> day of <u>September</u> , 20	<u>II</u> at <u>San Diego</u> , <u>CA</u> County, State
Jennifer Myers Esq. (Reese Law Group) Signature of Claimant	Signature of Claimant
Print Name	Print Name
3168 Lionshezz Ave. Street Address	Street Address
Carlsbac, CA 92010 City, State, Zip	City, State, Zip
(760) 842-5850 Phone Number	Phone Number
jmyers@reeselawgroup.com Email Address	Email Address

RECEIVED 2019 SEP 17 AM 8: 5 RIVERSIDE COUNTY TREAS-TAX COLLECTC PLEASE COMPLETE THIS INFORMATION RECORDING IS REQUESTED BY:

FORD MOTOR CREDIT COMPANY

AND WHEN RECORDED MAIL TO:

REESE LAW GROUP Harlan M. Reese, Esq. (Bar #118226) 3168 Lionshead Avenue Carlsbad, CA 92010 File #1020021

2016-0501145 11/09/2016 12:27 PM Fee: \$ 34.00 Page 1 of 3 Recorded in Official Records County of Riverside Peter Aldana Assessor-County Clerk-Recorder NOTICE SENT

420

#### APPLICATION FOR AND RENEWAL OF JUDGMENT

Title of Document

THIS PAGE IS ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

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	EJ-190	· ·				
ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): REESE LAW GROUP, Harlan M. Reese, Esq., Bar # 3168 Lionshead Avenue Carlsbad, CA 92010 1020021						8 2 8 8 8
ATTORNEY JUDGMENT ASSIGNEE C FOR CREDITOR RECORD	)F					
NAME OF COURT: SUPERIOR COURT OF CALIFORNIA RIVERSIDE	E			ан (18) 18		
STREET ADDRESS: 4050 Main Street MAILING ADDRESS: 4050 Main Street	~			FOR RECORDER	SUSE ONLY	
CITY AND ZIP CODE: Riverside, CA 92501 BRANCH NAME: HISTORIC COURTHOUSE				CASE NUMBER:	RIC10000398	
PLAINTIFF: FORD MOTOR CREDIT COMPANY	-				FOR COURT USE C	INLY
DEFENDANT: RONALD J. DOUGLAS, Et al.						* ***
APPLICATION FOR AND REM	NEWAL OF JU	JDGMENT			FILE	ĒD
					UPERIOR COURT OF COUNTY OF RIV	ERSIDE
<ul> <li>Judgment creditor</li> <li>Assignee of record applies for renewal of the judgment as follows:</li> </ul>	·				OCT 13.	2016
Applicant (name and address): ORD MOTOR CREDIT COMPANY , C/O REESE LA 168 Lionshead Avenue Carlsbad, CA 92010	AW GROUP	.*.			1. SIRALX	54
. Judgment debtor (name and last known address):				-		
TANASIA R. DOUGLAS aka ROMONA A. SANCHE 4950 LINDSEY AV RIPLEY CA 92272	Z	a Lan			5.	
Original Judgment a. Case number (specify): RIC359197		н				a.
b. Entered on (date): September 11, 2001						a . 0
(2) County: Riverside (2)	Date: February County: Riversid Instrument No.:	le				
Judgment previously renewed (specify each case	e number and dat	e): RIC10000398,	December	30, 2009		
<ul> <li>Renewal of money judgment</li> <li>a. Total judgment</li> <li>b. Costs after judgment</li> <li>c. Subtotal (add a and b)</li> <li>d. Credits after judgment</li> <li>e. Subtotal (subtract d from c)</li> <li>f. Interest after judgment</li> </ul>	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$1,599.39 \$0.00 \$1,599.39 \$0.00 \$1,599.39 \$1,079.26		ж. <sup>14</sup> 1	· · · · · · · · · · · · · · · · · · ·	5
<ul> <li>g. Fee for filing renewal application</li> <li>h. Total renewed judgment (add e, f, and g).</li> <li>i The amounts called for in items a - h</li> </ul>				e		
These amounts are stated for each	debtor on Attach	ment 5.	¥	•		
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Form Approved for Optional Use Judicial Council of California EJ-190 [Rev. July 1, 2014]

# APPLICATION FOR AND RENEWAL OF JUDGMENT

Code of Civil Procedure § 683.140

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SHORT TITLE: FORD MOTOR CREDIT COMPANY V. RONALD J. DOUGLAS			CASE NUMBER: RIC10000398	· · · · ·
6. Renewal of judgment for	possession sale			
a. If judgment was not pr	eviously renewed, terms of judgment a	s entered:		8 1
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b. If judgment was previou	sly renewed, terms of last renewed:		C	
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c. Terms of judgment remain	ning unsatisfied:	2 (M)		
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I declare under penalty of perjury under the law	is of the State of California that the		/	
inter and policity of policity under the law	s of the State of California that the fore	egoing is true and correct.		
Date: September 28, 2016				
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Harlan M. Reese, Esq., Attorney	for Plaintiff	1 4	1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 -	
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	Each document to which this cert is certified to be a full, true and co original on file and of record in m	tificate is attached	COURT OF CALL	
	Superior Court of California			
2	County of Riverside			
	By			
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EJ-190 [Rev. July 1. 2014]

APPLICATION FOR AND RENEWAL OF JUDGMENT

Page, 2 of 2

# MATTHEW JENNINGS County of Riverside Treasurer - Tax Collector

**Giovane Pizano** Assistant Treasurer

August 22, 2023



Melissa Johnson Assistant Tax Collector

Reese Law Group C/O Jennifer Myers, ESQ. 3168 Lionshead Ave. Carlsbad, CA 92010

Re: PIN: 872303021-8 TC 214 Item 822 Date of Sale: June 4, 2019

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

- \_\_\_Copy of a trust/will
- Notarized Statement of different/misspelled
- \_\_Original Notarized Authorization for Agent
- \_\_\_\_Notarized Assignment of Right to Collect

Excess Proceeds

- Certified Death Certificates
- Copy of Marriage Certificate for
- Original Note/Payment Book

<u>x</u> Notarized Updated Statement of Monies Owed (up to date of tax sale) \_\_\_\_\_Articles of Incorporation (if applicable Statement by Domestic Stock)

- \_\_\_Court Order Appointing Administrator \_\_\_Deed (Quitclaim/Grant etc...)
- \_\_\_ Other:

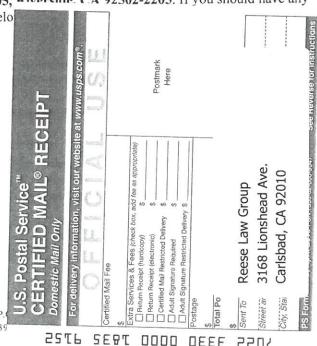
# OCTOber 9,2023

Please send in all **original** documents by **September 21, 2023** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Piverside, CA 92502-2205.** If you should have any questions, please contact me at the number listed belo

Sincerely,

Megan Montellano

Senior Accounting Assistant Tax Sale Operations/Excess Proceeds PH: (951) 955-3336/Fax: (951) 955-3990



4080 Lemon Street, 4<sup>TH</sup> Floor ★ P. WWW.CountyTreasurer.org ★ (951) 955-39

### **REESE LAW GROUP**

A Professional Law Corporation CA Debt Collection Lic. No.: 10303-99 3168 Lionshead Avenue, Carlsbad, CA 92010 Telephone: 760/842-5850 Fax: 760/842-5865

2023 OCT -2 PM 1:01 REVERSIDE COUNTY THE AS TAX COLLECTOR

RECENTER

d-.

September 29, 2023

Office of the Treasurer Tax Collector Riverside County John Christensen Tax Sales Operations POB 12005 Riverside CA 92502-2205

Attn: Excess Proceeds

Re: Ford Motor Credit Company Judicial Lien 2016-0501145 Our File Number: 1020021 EP 214 Item 822 PIN 872303021-8 Sales Date June 4, 2019

Dear Sir/Madam:

This notarized letter is confirmation that the previous claim for excess proceeds originally submitted on or about April 6, 2020, has not changed. Ford Motor Credit hereby claims the excess proceeds in the amount of \$3,649.19 and incorporates the attached documents by reference.

I hereby declare under the penalty of perjury under the laws of California that the above statements are true and correct.

Very Truly Yours

Harlan Reese, Ésq. Reese Law Group See the attached Acknowledgment.

#### **CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

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 California County of <u>San Diego</u>	)
Date	re me, Joan Elizabeth Guerin, Notary Public, Here Insert Name and Title of the Officer
personally appeared Harlan M	1. Reese, Esq. Name(s) of Signer(s)

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 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL** Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document			
Title or Type of Document:	Document Date:		
Number of Pages: Signer(s) Other Than I	Named Above:		
Capacity(ies) Claimed by Signer(s)			
Signer's Name:	Signer's Name:		
Corporate Officer — Title(s):	Corporate Officer - Title(s):		
Partner – Limited General	□ Partner – □ Limited □ General		
Individual Attorney in Fact	□ Individual □ Attorney in Fact		
□ Trustee □ Guardian or Conservator	□ Trustee □ Guardian or Conservator		
Other:	□ Other:		
Signer Is Representing:	Signer Is Representing:		

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#### CLA'IM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

RECEIVED

2020 JUL 14 AM11:09

RIVERSIDE COURTY

TREAS-TAX COLLECTOP

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 822 Assessment Number: 872303021-8

Assessee: SANCHEZ, RAMONAA & GUZMAN, RUTH S

Situs: 24950 LINDSAY AVE RIPLEY 92272

Date Sold: June 4, 2019

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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 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. \_\_\_\_\_\_; recorded on \_\_\_\_\_\_. 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 10th day of 5uly_, 20	20 at Riverside, CA.
Atanasia P Dag Signature of Claimant	County, State Signature of Claimant
Atanasia Ramona Sauchez	See Attached Certificate
Bouglas P.O. Box 953	Print Name Death.
Street Address 92226 Blutho, CA 92225	Street Address
City, State, Zip	City, State, Zip
760 - 238 - 6829 Phone Number	Phone Number
Atenaria 6@ yahos. Cm Email Address	Email Address

0844722 RECORDING REQUESTED SY AND WHEN RECOPCED MAIL THIS DEED AND. UNLES OTHERWISE BHOW A BELOW, MAIL TAX STATEMENTS Remone A. Senchez P.O. Box 844 wlyche, Chlifornia in. 12225 Y Energy In THIS LINE FOR RECORDER'S USE-SMACE ABOVE **GRANT DEZD** DOCUMENTARY TRANSFER TAX & None JOINT TENANCY computed on full value of property conveyed, or computed on full value less linns and combrances remaining at time of sale. Signature of Declarant or Agent Decorrelating Tax. Firm Narts FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), Cleofas V. Sanchez Remona A. Sanchas and Ruth S. Gusman grant to\_\_\_ AS JOINT TENANTS, all that real property situated in the City of \_ \_\_\_\_Ripley-Riverside County, California, (or in an unincorporated area of) ..... described as follows (inseri legal description): POR LOT K2 blocks 21 AND LOTS 15 AND 16 BLOCK 21 MB 010/033 RILLEY Assessor's parcel No. 872303021-R Executed on Aucor ST 20 1984, at Stylle Califor Cleofas V. Aa STATE OF CALIFORNIA COUNTY OF KILLERSON <u>ANGUS 1</u> On this day of the undersigned, a Holary Public in and for said State, personally appeared . personally known to me (or proved to me all the basis of salisfactory evidence) to be the person\_whose name\_ ZE\_ subscribed to the within instrument, and acknowledged to me that She\_ executed it. WITNESS .wy hand and official seal. La Tenneseur OPPICIAL SEAL FRANK L. ZIMMERMAN NOTARY PUBLIC CAUFORNIA PRINCIPAL CAUFORNIA RVERSIDE COUPTY iotary Public in and for said State. n Expires Nov. 16, 1964 iv Ca MAIL TAX STATEMENTS TO Banona A. Banches P.O. Nos 844 Blythe. California 92225 nen in be gener sindere annen in de ser annen sind annen beren beren beren in an an an anne bei anne beren ber LOOTH ADDR 3

Non-Order Search Doc: RV:1984 00224780

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STATE OF CALIFOR

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AMT B	26. INFORMANT'S NAME, REL FRANK LEIVAS,			27.INFOR		SS (Street and number, or ) LYTHE, CA 92	ural route number, city or tow 1225	n, state and zig)
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DATE ISSUED

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ASSESSOR-COUNTY GLERK-RECORDER	Pel	En bldere
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RIVERSIDE COUNTY, CALIFORNIA		RIVERSIDE COUNTY, CALIFORNIA

CARIVERSOR

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Assessor-County Clerk-Recorder

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Riverside County Board of Supervisors Request to Speak	V
Submit request to Clock of Board (right of podium) Speakers are entitled to three (3) minutes, subject Board Rules listed on the reverse side of this form.	to
SPEAKER'S NAME: Atanasia Douglas	
Address: (only if follow-up mail response requested)	
(only in follow-up mail response requested)	
City:Zip:	
Phone #:	
Date: Agenda #9. 9	
PLEASE STATE YOUR POSITION BELOW:	
Position on "Regular" (non-appealed) Agenda Item:	
SupportOpposeNeutral	
<b>Note:</b> If you are here for an agenda item that is fi for "Appeal", please state separately your position the appeal below:	
SupportOpposeNeutral	
I give my 3 minutes to:	
(Revised: 08/16/2022)	