

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



**ITEM: 19.7
(ID # 24104)**

MEETING DATE:
Tuesday, June 11, 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 4157. Last assessed to: SITL Investment, LLC., a California Limited Liability Company. District 2. [\$49,567-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from The SITL Investment, LLC., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 374203014; and
2. Authorize and direct the Auditor-Controller to issue a warrant to The SITL Investment, LLC. in the amount of \$49,567.77, 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.

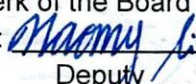
ACTION:Policy


Melissa Johnson, Assistant Tax Collector 5/28/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, 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: June 11, 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	\$ 49,567	\$ 0	\$ 49,567	\$ 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 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 The SITL Investment, LLC. based on a Grant Deed recorded October 6, 2005 as Instrument No. 2005-0828444.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that The SITL Investment, LLC. be awarded excess proceeds in the amount of \$49,567.77. 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 SITL


Cesar Bernal, PRINCIPAL MGMT ANALYST 5/28/2024


Aaron Gettis, Chief of Deputy County Counsel 4/9/2024

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

RECEIVED

2022 JUL 26 AM 7:57

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4157 Parcel Identification Number: 374203014

Assessee: SITL INV

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 90,100 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. 2005-0791403 recorded on 7/26/2005. 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.

- 1. GRANT DEED - DOC# 2005-0791403
- 2. LLL ARTICLES OF ORGANIZATION
- 3. SITL OPERATING AGREEMENT

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 25 day of JULY, 2022 at SAN BERNARDINO CA
County, State


Signature of Claimant

Signature of Claimant

JOSEPH HUBAND
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.HUBAND@HOTMAIL.COM
Email Address

Email Address

RECORDING REQUESTED BY
FNT
AND WHEN RECORDED MAIL TO:

SITL INVESTMENT LLC., a California Limited
PO BOX 546
Riverside CA 92502

DOC # 2005-0828444
10/06/2005 08:00A Fee:10.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

[Barcode]			REC'D	SMF	MISC.		
A	R	L	COPY	LONG	REFUND	NCHG	EXAM

A.P.N.: 374-203-014 TRA #: 005017

Order No.: 3336919-03

Escrow No.: 2025720-10

GRANT DEED

T 10

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$102.30
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of LAKE ELSINORE, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

BLUE LAKE DEVELOPMENT, INC., a California corporation

hereby GRANT(S) to SITL INVESTMENT LLC., a California Limited Liability Company

the following described property in the City of LAKE ELSINORE, County of RIVERSIDE State of California;

Legal description as per Exhibit "A" to be furnished by Fidelity National Title and made a part hereof.

BLUE LAKE DEVELOPMENT, INC., a California corporation

By: Guo Mao Ying
Guo Mao Ying Liu, president

By: Nancy Kwong

Document Date: September 14, 2005

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On 9/15/2005 before me, Nancy Kwong

personally appeared Guo Mao Ying and Xiao Yang Wu

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 [Handwritten Signature]



EXHIBIT "A"

Lot 1 in Block 34, Mount Elsinore Heights, in the City of Lake Elsinore, County of Riverside, State of California, as shown by Map on file in Book 11, and Page 8, of Maps, in the office of the County Recorder of said County.

Excepting therefrom the Northerly 60 feet thereof.