

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



ITEM: 19.8  
(ID # 24105)

**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 4159. Last assessed to: The SITL Investment, LLC. District 2. [\$2,336-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 375022046; and
2. Authorize and direct the Auditor-Controller to issue a warrant to The SITL Investment, LLC. in the amount of \$2,336.24, 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**

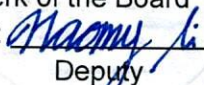
  
Melissa Johnson, Assistant Tax Collector 5/28/2024

---

**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

**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>	\$ 2,336	\$ 0	\$ 2,336	\$ 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 The SITL Investment, LLC. based on a Tax Deed to Purchaser of Tax-Defaulted Property recorded October 3, 2008 as Instrument No. 2008-0539153.

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 \$2,336.24. 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*  
Cesar Bernal, PRINCIPAL MGMT ANALYST 5/28/2024

*Aaron Gettis*  
Aaron Gettis, Chief of Deputy County Counsel 2/29/2024

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 4159 Parcel Identification Number: 375022046

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

RECEIVED  
2022 JUL 26 AM 7:57  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 8,183- 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. 2008-0539153 recorded on 10/03/2008. 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.

- 1. TAX DEED - DOC# 2008-0539153
- 2. LIMITED LIABILITY COMPANY 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]  
Signature of Claimant

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

JOSEPH H 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

JOSEPHHUBAND@HOTMAIL.COM  
Email Address

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

JOSEPH HUBAND  
P.O. BOX 566  
RIVERSIDE, CA 92502

DOC # 2008-0539153  
10/03/2008 08:00A Fee:9.00  
Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					T: 5	CTY	UNI	053	

TRA 005-005

Doc. Trans. Tax - computed on full value of property conveyed \$ 1.65

Paul McDonnell Tax Collector

*Paul McDonnell*  
Signature of Declarant

### TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 1994-1995  
and for nonpayment were duly declared to be in default 1995-375022046-0000

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and  
THE SITL INVESTMENT, LLC

Default Number

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on AUGUST 18, 2008 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$1,346.00

NO TAXING AGENCY objected to the sale.  
In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to MCREYNOLDS, BENNIE L & WRONA C, described as follows:

375022046-9  
Assessor's Parcel Number

IN THE CITY OF LAKE ELSINORE

THE SOUTHEASTERLY RECTANGULAR 25 FEET OF LOT 73 OF COUNTRY CLUB HEIGHTS, UNIT NUMBER 20, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 80 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY.

State of California  
County of Riverside

Executed on  
AUGUST 18, 2008

By *Paul McDonnell*

Tax Collector

SEP 24 2008

On SEP 24 2008, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Paul McDonnell, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.  
Larry W. Ward, Assessor, Clerk Recorder

By: *[Signature]*  
Deputy

Seal



§§3708 & 3804 R&T Code

TDL 8-19 (6-97)