

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



ITEM: 19.8
(ID # 24088)

MEETING DATE:
Tuesday, July 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 4099. Last assessed to: April M. Tejada. a single woman. District 1. [\$6,474-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Dunning Law Firm, APC for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 361041006; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Dunning Law Firm, APC in the amount of \$6,473.90, 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

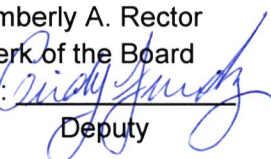

Melissa Johnson, Assistant Tax Collector 7/17/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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: July 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 6,474	\$ 0	\$ 6,474	\$ 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:	24/25

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 Dunning Law Firm, APC based on an Abstract of Judgment recorded August 12, 2014 as Instrument No. 2014-0304638.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Dunning Law Firm, APC be awarded excess proceeds in the amount of \$6,473.90. 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 a lienholder of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Dunning

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST

7/19/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

3/13/2024

4819121-2022.2

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 4099 Parcel Identification Number: 361041006

Assessee: TEJEDA, APRIL M

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED
2022 MAR 21 PM 2:11
RIVERSIDE COUNTY
TREAS-TAX COLLECTION

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$37,843.14 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. 20160387361; recorded on 04-07-16. 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.

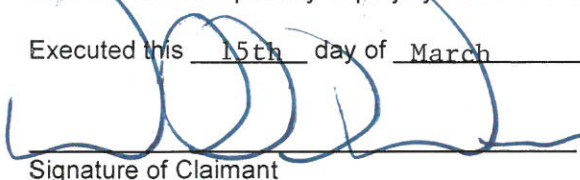
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Attached are copies of the Judgment, Abstract of Judgment and
Balance Computation Worksheet

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 15th day of March, 2022 at San Diego, CA
County, State


Signature of Claimant

Signature of Claimant

Donald T. Dunning
Print Name

Print Name

9619 Chesapeake Drive, Suite 210
Street Address

Street Address

San Diego, CA 92123
City, State, Zip

City, State, Zip

(858) 974-7600
Phone Number

Phone Number

ddunning@dunninglaw.com
Email Address

Email Address



Donald T. Dunning
DDunning@DunningLaw.com

James MacLeod
JMacLeod@DunningLaw.com

Attachment to Claim for Excess Proceeds

Assessee: April M Tejada
Parcel ID: 361041006

1.	a.	Judgment	\$23,628.55
	b.	Credits	<u>\$ 0.00</u>
		Subtotal:	\$23,628.55
	c.	Interest @ 10% from Feb. 11, 2016 up to and including Feb. 16, 2021	
			<u>\$14,214.59</u>
		Total	\$37,843.14

RECORDING REQUESTED BY:

DONALD T. DUNNING, ESQ.

WHEN RECORDED MAIL TO:

THE DUNNING LAW FIRM
DONALD T. DUNNING
4545 MURPHY CANYON ROAD
SUITE 200
SAN DIEGO, CA 92123

DOC # 2014-0304638

08/12/2014 01:00P Fee:40.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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50
M
072

ABSTRACT OF JUDGMENT

(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

DONALD T. DUNNING (144665)
JAMES MACLEOD (249145)
THE DUNNING LAW FIRM APC
4545 MURPHY CANYON ROAD, SUITE 200
SAN DIEGO, CA 92123
(858) 974-7600

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
STREET ADDRESS: 400 CIVIC CENTER PLAZA
MAILING ADDRESS: SAME
CITY AND ZIP CODE: POMONA, CA 91766
BRANCH NAME: EAST DISTRICT POMONA DIVISION

FOR RECORDER'S USE ONLY

PLAINTIFF: DEERE & COMPANY, a corporation

DEFENDANT: IGNACIO TEJEDA, an individual

CASE NUMBER:

KC066312

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

IGNACIO TEJEDA
AN INDIVIDUAL
345 N. HARTLEY STREET
WEST COVINA, CA 91790

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 personally served or mailed to (name and address): IGNACIO TEJEDA, AN INDIVIDUAL, 345 N. HARTLEY STREET, WEST COVINA, CA 91790

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

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

3. Judgment creditor (name and address):
DEERE & COMPANY, a corporation, THE DUNNING LAW FIRM,
4545 MURPHY CANYON ROAD #200, SAN DIEGO, CA 92123

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: FEBRUARY 10, 2014

DONALD T. DUNNING

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 141,313.68

10. An execution lien attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

8. a. Judgment entered on (date): FEBRUARY 4, 2014

b. In favor of (name and address):

b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):



SHERRI R. CARTER
This abstract issued on (date):
FEB 25 2014

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.

Clerk, by G. MORENO, Deputy

4

PLAINTIFF: DEERE & COMPANY, a corporation	CASE NUMBER:
DEFENDANT: IGNACIO TEJEDA, an individual	KC066312

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):
14. Judgment creditor (name and address):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16.	Name and last known address	17.	Name and last known address
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driver's license no. [last 4 digits] and state:	<input type="checkbox"/> Unknown	Driver's license no. [last 4 digits] and state:	<input type="checkbox"/> Unknown
Social security no. [last 4 digits]:	<input type="checkbox"/> Unknown	Social security no. [last 4 digits]:	<input type="checkbox"/> Unknown
Summons was personally served at or mailed to (address):		Summons was personally served at or mailed to (address):	

18.	Name and last known address	19.	Name and last known address
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driver's license no. [last 4 digits] and state:	<input type="checkbox"/> Unknown	Driver's license no. [last 4 digits] and state:	<input type="checkbox"/> Unknown
Social security no. [last 4 digits]:	<input type="checkbox"/> Unknown	Social security no. [last 4 digits]:	<input type="checkbox"/> Unknown
Summons was personally served at or mailed to (address):		Summons was personally served at or mailed to (address):	

20. Continued on Attachment 20.

County of Riverside Treasurer - Tax Collector



Giovane Pizano
Assistant Treasurer
January 24, 2024

Melissa Johnson
Assistant Tax Collector

Donald T. Dunning
C/O Dunning Law Firm, APC
9619 Chesapeake Drive, Suite 210
San Diego, CA 92123

Re: PIN: 361041006
TC 217 Item 4099
Date of Sale: May 18, 2021

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
- 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: Copy of Abstract of Judgment Recorded in the County of Riverside**

Please send in all **original** documents by **February 24, 2024** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Monte

Accounting Technician I
Tax Sale Operations/Exce
PH: (951) 955-3336/Fax: (

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input type="checkbox"/> Age <input type="checkbox"/> Add</p> <p>X</p>	
<p>1. Article Addressed to:</p> <p>Donald T. Dunning C/O Dunning Law Firm, APC 9619 Chesapeake Drive, Suite 210 San Diego, CA 92123</p>		<p>B. Received by (Printed Name) C. Date of D</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7003 2260 0004 1560 7290</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) 		<ul style="list-style-type: none"> <input type="checkbox"/> Priority Mail Exp <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Delivery <input type="checkbox"/> Signature Conf <input type="checkbox"/> Signature Conf Restricted Deliv 	
<p>Barcode: 9590 9402 7411 2055 4048 32</p>		<p>Domestic Return</p>	

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 4099 Parcel Identification Number: 361041006

Assessee: TEJEDA, APRIL M

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 \$ 36,070.36 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. 2014-0304638; recorded on 08/12/2014. 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.

Attached are copies of the Riverside County Abstract of Judgment and the Claim for Excess Proceeds worksheet

If the property is held in Joint Tenancy, the tax sale 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 26th day of January, 2024 at San Diego, CA
County, State

Signature of Claimant

Signature of Claimant

Donald T. Dunning / THE DUNNING LAW FIRM, APC

Print Name

Print Name

9619 Chesapeake Drive, Suite 210

Street Address

Street Address

San Diego, CA 92123

City, State, Zip

City, State, Zip

858-974-7600

Phone Number

Phone Number

Email: ddunning@dunninglaw.com

ACKNOWLEDGMENT

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 San Diego)

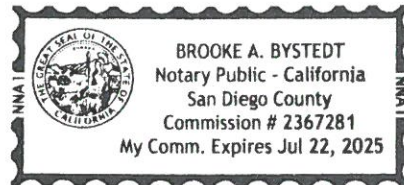
On January 29, 2024 before me, Brooke A. Bystedt, notary public
(insert name and title of the officer)

personally appeared Donald T. Dunning,
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 Brooke A. Bystedt (Seal)





Donald T. Dunning
DDunning@DunningLaw.com

James MacLeod
JMacLeod@DunningLaw.com

Attachment to Claim for Excess Proceeds

Assessee: April M Tejada
Parcel ID: 361041006

1.	Judgment	\$23,628.55
2.	Credits	\$ 0.00
	Subtotal:	\$23,628.55
3.	Interest @ 10% from Feb. 11, 2016 up to and including May 18, 2021	\$12,441.81
	Total	\$36,070.36