

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



ITEM: 19.13
(ID # 24109)

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 4170. Last assessed to: The SITL Investment, LLC. District 2. [\$5,465-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 375031020; and
2. Authorize and direct the Auditor-Controller to issue a warrant to The SITL Investment, LLC. in the amount of \$5,465.28, 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.

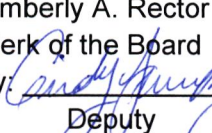
ACTION:Policy


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	\$ 5,465	\$ 0	\$ 5,465	\$ 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 The SITL Investment, LLC. based on a Tax Deed to Purchaser of Tax-Defaulted Property recorded October 3, 2008 as Instrument No. 2008-0539156.

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 \$5,465.28. 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

7/19/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

2/29/2024

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

RECEIVED

2022 JUL 26 AM 7:58

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4170 Parcel Identification Number: 375031020

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 \$ 12,590 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. 2008-0539156 recorded on 10/3/2008. 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 - DOCT# 2008-0539156
- 2. LLC ARTICLES OF ORGANIZATION
- 3. STD 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 HUBANO
Print Name

Print Name

12393 OVERCREST DRIVE
Street Address

Street Address

YUSCATA CA 92399
City, State, Zip

City, State, Zip

(951) 751-8261
Phone Number

Phone Number

JOSEPH HUBANO @ HOTMAIL.COM
Email Address

Email Address

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

DOC # 2008-0539156
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



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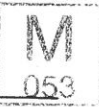
TRA 005-005

Doc. Trans. Tax - computed on full value of property conveyed \$ 3.85

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 1992-1993
and for nonpayment were duly declared to be in default 1993-375031020-0000



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 \$3,051.00
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 SOLERA PARTNERS, described as follows:

375031020-3
Assessor's Parcel Number

IN THE CITY OF LAKE ELSINORE
LOT 40 OF UNIT 8 OF COUNTRY CLUB HEIGHTS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 35 AND 36 OF MAPS, RIVERSIDE COUNTY RECORDS. EXCEPTING THEREFROM THE NORTHEASTERLY 25 FEET THEREOF.

State of California
County of Riverside

Executed on AUGUST 18, 2008 By Paul McDonnell
Tax Collector

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