

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



ITEM: 19.17
(ID # 24140)

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 4303. Last assessed to: SITL Investment, a California Limited Liability Company. District 2. [\$3,535-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from SITL Investment, LLC., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 375183019; and
2. Authorize and direct the Auditor-Controller to issue a warrant to SITL Investment, LLC. in the amount of \$3,535.24, 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.

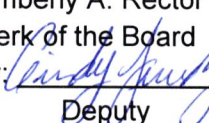
ACTION:Policy


Melissa Johnson, Assistant Tax Collector 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

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 3,535	\$ 0	\$ 3,535	\$ 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 SITL Investment, LLC. based on a Grant Deed recorded June 9, 2004 as Instrument No. 2004-0441661.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that SITL Investment, LLC. be awarded excess proceeds in the amount of \$3,535.24. 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, PRINCIPAL MGMT ANALYST

7/19/2024


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 4303 Parcel Identification Number: 375183019

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 \$ 16,250 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. 2004-0441661 recorded on 6/09/2004. 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# 2004-0441661
- 2. LLC 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 [Handwritten Signature]

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

RECEIVED 2022 JUL 26 AM 7:59 RIVERSIDE COUNTY TREAS-TAX COLLECTOR

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RECORDING REQUESTED BY
NORTH AMERICAN TITLE
COMPANY
AND WHEN RECORDED MAIL THIS DEED
AND TAX STATEMENTS TO:

SITL INVESTMENT
PO BOX 566
RIVERSIDE, CA 92502

DOC # 2004-0441661

06/09/2004 08:00A Fee:13.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



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A	R	L	COPY	LONG	REFUND	NCHG	EXAM	<i>OR</i>	

Assessor's Parcel No. 375-183-019, 375-183-020, 375-183-021

Title Order No. 38-13255-22

Escrow No. 101196-JB

TRA:005

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT the documentary transfer tax is: COUNTY: \$24.20 & CITY: \$0.00 Total transfer tax: 24.20

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale

OR transfer is exempt from tax for the following reason: _____

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

STEVEN G. KERI

hereby GRANT(S) to

SITL INVESTMENT, A CALIFORNIA LIMITED LIABILITY COMPANY

the following described real property in the County of RIVERSIDE, State of CALIFORNIA:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

ALSO KNOWN AS: 0 LAKEVIEW AVENUE, LAKE ELSINORE, CALIFORNIA

Date: ~~May 24~~ 2004

Steven G. Keri

STEVEN G. KERI

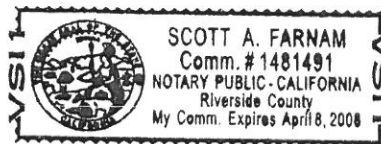
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)SS

On June 1, 2004 before me, Scott A. Farnam
FARNAM the undersigned Notary Public in and for
said State, personally appeared STEVEN G. KERI

KERI
personally known to me (or 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/she/it executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.
WITNESS my hand and official seal.

Signature *Scott A. Farnam*

MAIL TAX STATEMENTS AS DIRECTED ABOVE



FOR NOTARY SEAL OR STAMP

B *OR*

EXHIBIT "A"
(LEGAL DESCRIPTION)

PARCEL 1:

THAT PORTION OF LOT 41, UNIT 11, COUNTRY CLUB HEIGHTS, AS SHOWN IN MAP BOOK 14, PAGE 15 ON FILE, RIVERSIDE, COUNTY RECORDS, LYING NORTH AND NORTHWESTERLY AND NORTHEASTERLY OF A STRAIGHT LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT, WHICH IS DISTANT NORTHERLY 56 FEET FROM THE SOUTHEAST CORNER OF SAID LOT, SAID DISTANCE OF 56 FEET BEING MEASURED ALONG SAID EASTERLY LINE;

THENCE WESTERLY IN A DIRECT LINE TO POINT IN THE WESTERLY LINE OF SAID LOT, WHICH IS DISTANT NORTHERLY 56 FEET FROM THE SOUTHWEST CORNER OF SAID DISTANCE OF 56 FEET BEING MEASURED ALONG SAID WESTERLY LINE AND SAID WESTERLY LINE BEING ALSO THE EASTERLY LINE OF LAKEVIEW AVENUE.

PARCEL 2:

THAT PORTION OF LOT 42, UNIT 11, COUNTRY CLUB HEIGHTS, ELSINORE, AS SHOWN IN MAP BOOK 14, PAGE 15 ON FILE, RIVERSIDE COUNTY RECORDS, LYING NORTH AND NORTHEASTERLY OF A STRAIGHT LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, WHICH POINT IS DISTANT NORTHERLY 56 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT, SAID DISTANCE OF 56 FEET BEING MEASURED ALONG SAID WESTERLY LINE; THENCE EASTERLY IN A DIRECT LINE TO A POINT IN THE EASTERLY LINE OF SAID LOT, WHICH POINT IS DISTANT NORTHERLY 57 FEET FROM THE EAST SOUTHERLY CORNER OF SAID LOT, SAID DISTANCE OF 57 FEET BEING MEASURED ALONG SAID EASTERLY LINE, AND SAID EASTERLY LINE BEING ALSO THE WESTERLY LINE OF LAKE VIEW AVENUE.

PARCEL 3:

THAT PORTION OF LOT 42, OF COUNTRY CLUB HEIGHTS, UNIT 11, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE.

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT WHICH POINT LIES 56 FEET NORTH OF OF THE SOUTHWEST CORNER;

THENCE EASTERLY TO A POINT ON THE EASTERLY LINE WHICH POINT LIES 57 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT.

ILLEGIBLE NOTARY SEAL DECLARATION

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENTS TO WHICH THIS STATEMENT IS ATTACHED, READS AS FOLLOWS:

NAME OF NOTARY: Scott A. Farnam

COMMISSION NUMBER: 1481491

COUNTY OF COMMISSION: Riverside

DATE COMMISSION EXPIRES: April 8 2008

PLACE OF EXECUTION OF THIS DECLARATION: REDLANDS, CA

NORTH AMERICAN TITLE COMPANY

Ann Shumway
SIGNATURE

6-3-04
DATE