

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



**ITEM:** 19.18  
(ID # 24141)

**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 4407. Last assessed to: 375312065 Strickland Trust. District 2. [\$11,637-Fund 65595 Excess Proceeds from Tax Sale]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from Robert Nicorici, Trustee of the 375312065 Strickland Trust, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 375312065; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Robert Nicorici, Trustee of the 375312065 Strickland Trust in the amount of \$11,637.06, 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

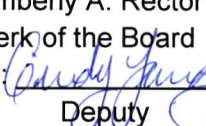
  
Melissa Johnson, Assistant Tax Collector 7/17/2024

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**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**

<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>	\$ 11,637	\$ 0	\$ 11,637	\$ 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>	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 Robert Nicorici, Trustee of the 375312065 Strickland Trust based on a Trustee's Deed Upon Sale recorded November 1, 2013 as Instrument No. 2013-0520458 and a Certification of Trust (California Probate Code Section 18100.5) notarized July 26, 2022.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Robert Nicorici, Trustee of the 375312065 Strickland Trust be awarded excess proceeds in the amount of \$11,637.06. 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 Nicorici**

*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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2022 JUL 26 AM 7:53

TC 217 ITEM 4407 Parcel Identification Number: 375312065

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Assessee: 375312065 STRICKLAND TRUST

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 \$ 11,637.60 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. 2013 0520458; recorded on 11/01/2013. 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 25<sup>TH</sup> day of JULY, 2022 at SAN BERNARDINO, CA  
County, State

Signature of Claimant [Signature]

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

Print Name ROBERT NICORICI

Print Name \_\_\_\_\_

Street Address 3380 LA SIERRA AVE #104-141

Street Address \_\_\_\_\_

City, State, Zip RIVERSIDE CA 92503

City, State, Zip \_\_\_\_\_

Phone Number 714 6301234

Phone Number \_\_\_\_\_

RECORDING REQUESTED BY:  
 375312065 STRICKLAND TRUST  
 AND WHEN RECORDED MAIL TO:  
 375312065 STRICKLAND TRUST  
 18032 LEMON DR C  
 YORBA LINDA, CA 92886

DOC # 2013-0520458  
 11/01/2013 03:59P Fee:31.00  
 Page 1 of 3 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



Forward Tax Statements to Address listed above

31-

TS No. 11-0035741  
 Title Order No. 11-0028000

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SPACE ABOVE THIS LINE FOR RECORDER'S USE



**TRUSTEE'S DEED UPON SALE**

APN# 375-312-065-2

TRANSFER TAX: \$ 14.30

The Grantee herein was not the beneficiary  
 The amount of the unpaid debt was \$ 59,314.89  
 The amount paid by the Grantee was \$ 12,600.00  
 The property is in the city of LAKE ELSINORE, County of RIVERSIDE

RECONTRUST COMPANY, N.A., as the duly appointed Trustee (or successor Trustee or substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without covenant or warranty to:

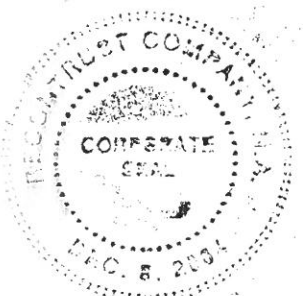
375312065 STRICKLAND TRUST

herein called Grantee, the following described real property situated in RIVERSIDE County, California:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by MARYROSE HASROUNI, as Trustor, recorded on 02/07/2005, Instrument Number 2005-0105107 ( or Book , Page ) Official Records in the Office of the County Recorder of RIVERSIDE County.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.




TS No. 11-0035741

Title Order No. 11-0028000

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its power under said Deed of Trust sold said real property at public auction on 10/18/2013. Grantee, being highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$12,600.00.

DATE: OCT 24 2013

RECONTRUST COMPANY, N.A.

BY:  OCT 24 2013  
**Darlene Real-Gomez, Asst. Vice President**

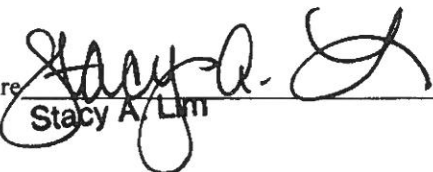
State of California  
County of Ventura

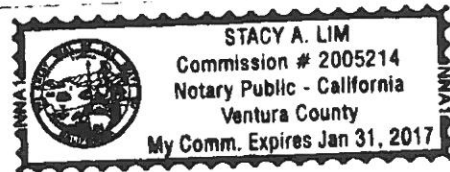
**OCT 24 2013** **Stacy A. Lim**

On \_\_\_\_\_ before me, \_\_\_\_\_, notary public, personally appeared **Darlene Real-Gomez**, 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  \_\_\_\_\_ (Seal)  
**Stacy A. Lim**



2013-0520458  
11/01/2013 03:59P  
2 of 3

Exhibit A

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,  
COUNTY OF RIVERSIDE, DESCRIBED AS FOLLOWS:

THE NORTHWEST ONE-HALF OF LOT 7; AND THE SOUTHWEST ONE-HALF OF  
LOT 7, ALL IN UNIT 25, COUNTRY CLUB HEIGHTS ELSINORE, IN THE  
CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA, AS SHOWN IN MAP BOOK 16, PAGE 44, ON FILE IN THE  
OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, RIVERSIDE  
CALIFORNIA.



**CERTIFICATION OF TRUST**  
(CALIFORNIA PROBATE CODE SECTION 18100.5)

DATE: 07/26/2022

PROPERTY ADDRESS: Vacant Land APN 375312065 Strickland Ave Lake Elsinore CA 92530

THE UNDERSIGNED TRUSTEE(S) CERTIFY(IES) UNDER PENALTY OF PERJURY THE FOLLOWING:  
Robert Nicorici IS/ARE THE CURRENT TRUSTEE(S) OF 375312065 Strickland Trust. THE TRUST CREATION DATE IS 10/05/2013. THE TRUSTOR(S)/SETTLOR(S) IS/ARE: Robert Nicorici

A TRUE AND CORRECT COPY OF THE TRUST PROVISIONS ESTABLISHING THE TRUSTEE(S) POWERS ARE ATTACHED HERETO AS EXHIBIT B. THE TRUSTEE(S) IS/ARE FULLY EMPOWERED TO DO THE SUBJECT ACT FOR SAID TRUST AND IS/ARE PROPERLY EXERCISING HIS/HER/THEIR EXPRESS TRUST AUTHORITY OR THE NON-CONTRADICTORY IMPLIED AUTHORITY PRESCRIBED BY CALIFORNIA LAW.

THE TRUST IS Revocable. IT IS IN FULL FORCE AND EFFECT AND HAS NOT BEEN REVOKED, MODIFIED OR OTHERWISE AMENDED IN ANY MANNER WHICH WOULD CAUSE THESE REPRESENTATIONS TO BE INCORRECT. THE NAME OF EACH PERSON WHO HAS THE POWER TO REVOKE THE TRUST ARE: Robert Nicorici.

TO HIS/HER/THEIR KNOWLEDGE, THERE ARE NO CLAIMS, CHALLENGES OF ANY KIND OR CAUSES OF ACTION ALLEGED, CONTESTING OR QUESTIONING THE VALIDITY OF THE TRUST.

Date: 07/26/2022

375312065 Strickland Trust

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.

Robert Nicorici, Trustee

**ACKNOWLEDGMENT**

State of California County of Riverside)

On July 26, 22 before me, Taylor Rae Lassiter Notary Public personally appeared Robert Nicorici, 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 Taylor Lassiter (Seal)

