

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



ITEM: 19.19
(ID # 24146)

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, Items 4451 & 4452. Last assessed to: Jose Pol and Zonia Pol, husband and wife as joint tenants. District 2. [\$7,893-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claims from Heirfinders Research Associates, LLC., Assignee for Jose & Zonia Pol, last assessees for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 378233012 and 378233013; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Heirfinders Research Associates, LLC., Assignee for Jose & Zonia Pol in the amount of \$7,892.82, 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.

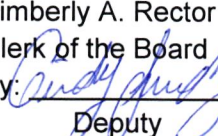
ACTION:Policy


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	\$ 7,893	\$ 0	\$ 7,893	\$ 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 per parcel for excess proceeds:

1. Claims from Heirfinders Research Associates, LLC., Assignee for Jose & Zonia Pol based on Assignments of Right to Collect Excess Proceeds notarized October 29, 2021 and a Grant Deed recorded August 3, 2004 as Instrument No. 2004-0602479.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Heirfinders Research Associates, LLC., Assignee for Jose & Zonia Pol be awarded excess proceeds in the amount of \$7,892.82. 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.

EP 217-4451	PIN # 378233012	\$ 3,482.93
EP 217-4452	PIN # 378233013	\$ 4,409.89
GRAND TOTAL:		\$ 7,892.82

Impact on Residents and Businesses

Excess proceeds will be released to the last assesseees of the properties.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Heirfinders

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

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/19/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 3/13/2024

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 4451 Parcel Identification Number: 378233012

Assessee: POL, JOSE & ZONIA

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED
2021 NOV - 8 PM 6:11
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3,482.93+/- 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. 2004-0602479; recorded on 8/3/2004. 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.

Please see 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 29th day of October, 2021 at Los Angeles, CA
County, State

Signature of Claimant

Michael Haney, VP
Heirfinders Research Associates, LLC.
Print Name

5042 Wilshire Blvd #622
Street Address

Los Angeles, CA 90036
City, State, Zip

323-937-3033
Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

SCO 8-21 (1-99)

See Attached

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 4452 Parcel Identification Number: 378233013

Assessee: POL, JOSE & ZONIA

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED
2021 NOV -8 PM 6:11
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 4,409.89+/- 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. 2004-0602479; recorded on 8/3/2004. 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.

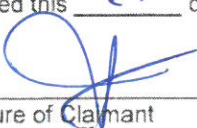
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Executed this 29th day of October, 2021 at Los Angeles, CA
County, State



Signature of Claimant

Signature of Claimant

Michael Haney, VP
Heirfinders Research Associates, LLC.

Print Name

Print Name

5042 Wilshire Blvd #622

Street Address

Street Address

Los Angeles, CA 90036

City, State, Zip

City, State, Zip

323-937-3033

Phone Number

Phone Number

SCO 8-21 (1-99)

See Attached

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 Los Angeles)

On October 29, 2021 before me, Luz M. Catalan, Notary Public
(insert name and title of the officer)

personally appeared Michael Haney
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)



Description of Attached document:

Title or Type of Document: CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

Document Date: October 29, 2021

Parcel No.: 378233012

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Heirfinders Research Associates LLC my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 378233012 & 378233013 sold at public auction on 5/13-18/2021 I understand that the total of excess proceeds available for refund is \$ 7,892.82 and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

[Signature]
(Signature of Party of Interest/Assignor)

Jose Pol
(Name Printed)

LA
LOUISIANA
STATE OF CALIFORNIA)ss.
~~COUNTY OF~~ ORLEANS)
PARISH LA J.P.

19 Park Timbers Drive
(Address)

New Orleans, LA 70131
(City/State/Zip)

562-314-7281
(Area Code/Telephone Number)

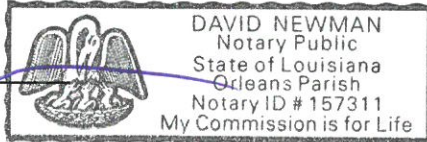
On 10-15-21, before me, David Newman, personally appeared Jose Pol, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), 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.

[Signature]
Louisiana

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
(Signature of Notary)



(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature]
(Signature of Assignee)

Michael Haney
(Name Printed)

5042 Wilshire Blvd Ste 622
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF _____)

Los Angeles, CA 90036
(City/State/Zip)

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Haney, 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.

WITNESS my hand and official seal.

(Signature of Notary)

See Attached

(This area for official seal)

ACKNOWLEDGMENT

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State of California
County of Los Angeles)

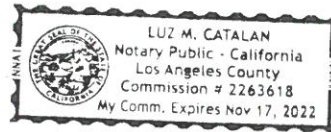
On October 29, 2021 before me, Luz M. Catalan, Notary Public
(insert name and title of the officer)

personally appeared Michael Haney
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)



Description of Attached document:

Title or Type of Document: ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

Document Date: October 29, 2021

ASSESSMENT NUMBER: 378233012 & 378233013

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

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[Signature]
(Signature of Party of Interest/Assignor)

Zonia Pol
(Name Printed)

19 Park Timbers Drive
(Address)

New Orleans, LA 70131
(City/State/Zip)

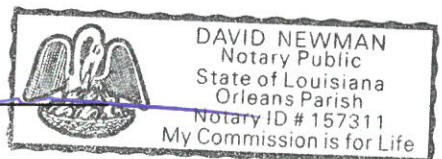
562-314-7281
(Area Code/Telephone Number)

LOUISIANA
STATE OF CALIFORNIA)ss.
COUNTY OF ORLEANS
PARISH Orleans

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I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Louisiana that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature]
(Signature of Notary)



(This area for official seal)

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[Signature]
(Signature of Assignee)

Michael Haney
(Name Printed)

5042 Wilshire Blvd Ste 622
(Address)

Los Angeles, CA 90036
(City/State/Zip)

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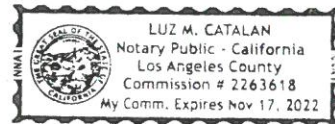
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County of Los Angeles)

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Signature  (Seal)

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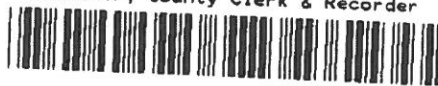
ASSESSMENT NUMBER: 378233012 & 378233013

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

JOSE POL AND ZONIA POL
22804 CATMINT CIRCLE
MORENO VALLEY, CA 92557

DOC # 2004-0602479

08/03/2004 08:00A Fee:10.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



Escrow No. 47063320 - E17
Order No. 47063320 - E75

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
A	R	L				COPY	LONG	REFUND	NCNG

GRANT DEED

378-233-012-1

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$71.50

unincorporated area

City of Lake Elsinore - IRAG05-005

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SANDRA BRAND, AN UNMARRIED WOMAN



hereby GRANT(S) to
JOSE POL AND ZONIA POL, HUSBAND AND WIFE AS JOINT TENANTS

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

LOT 166, PARCEL A IN UNIT B OF COUNTRY CLUB HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 17, PAGES 25 AND 26 OF MAPS, RECORDS OF RIVERSIDE, COUNTY CALIFORNIA.
LOT 167, PARCEL B IN UNIT B OF COUNTRY CLUB HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGES 25 AND 26 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

See attached exhibit A for complete legal

Dated June 29, 2004

STATE OF CALIFORNIA

COUNTY OF Riverside

On July 28, 2004

before me,

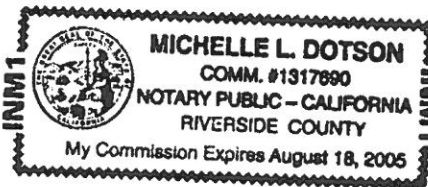
Sandra Brand
SANDRA BRAND

Michelle L. Dotson

a Notary Public in and for said County and State, personally appeared

Sandra Brand Sandra Brand

personally known to me (or 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.



WITNESS my hand and official seal.

Michelle L. Dotson
Signature of Notary

Aug 18, 2005
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

EXHIBIT A

PARCEL 1:

THAT PORTION OF LOT 166, UNIT B OF COUNTRY CLUB HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 17, PAGES 25 AND 26 OF MAPS, RECORDS OF RIVERSIDE, COUNTY CALIFORNIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 160 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 135 FEET, MORE OR LESS, IN A DIRECT LINE, TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT, WHICH POINT IS DISTANT NORTHEASTERLY 50 FEET, MEASURED ALONG SAID SOUTHEASTERLY LINE, FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE 70 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 167, UNIT B OF COUNTRY CLUB HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGES 25 AND 26 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG AND FOLLOWING THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 70 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG AND FOLLOWING THE EASTERLY AND SOUTHEASTERLY LINES OF SAID LOT 62 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 198 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 15 FEET, MORE OR LESS, TO A POINT IN THE SAID WESTERLY LINE, WHICH POINT IS DISTANT SOUTHERLY 15 FEET; MEASURED ALONG SAID WESTERLY LINE, FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY A DISTANCE OF 250 FEET, MORE OR LESS, IN A DIRECT LINE, TO THE TRUE POINT OF BEGINNING.



This must be in red to be a
CERTIFIED COPY.

County of Riverside, California
Recorder - County Clerk - Recorder
[Signature]
County of Riverside, California

Certified on front page in red to be a
CERTIFIED COPY.