

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



ITEM: 19.22
(ID # 24162)

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 4453. Last assessed to: An undivided Fifty Percent Interest (50%) to Mark Hommel, Trustee, or Successor Trustees, of the Mark Hommel Living Trust dated March 17, 2008 and an undivided Fifty Percent Interest (50%) to Kathy Courtney, Trustee, or Successor Trustees, of the Kathy Courtney Living Trust dated May 9, 2008 as Tenants in Common. District 2. [\$5,152-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Mark Hommel AKA Mark Hommel, Trustee, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378261034;
2. Authorize and direct the Auditor-Controller to issue a warrant to Mark Hommel AKA Mark Hommel, Trustee in the amount of \$5,151.81, 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; and
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$5,151.81 to the County General Fund, pursuant to Revenue and Taxation Code Section 4674.

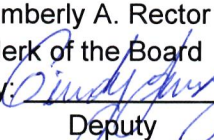
ACTION:Policy


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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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 5,152	\$ 0	\$ 5,152	\$ 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.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest Reports to notify all parties of interest attached to the parcel.
2. Researched all last assessee's through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676 (b).

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration

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of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on July 28, 2021.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Mark Hommel AKA Mark Hommel, Trustee based on a Quitclaim Deed recorded December 29, 2008 as Instrument No. 2008-0674680.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Mark Hommel AKA Mark Hommel, Trustee be awarded excess proceeds in the amount of \$5,151.81. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$5,151.81 will be transferred to the County General Fund. 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 and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Hommel


Cesar Bernal, PRINCIPAL MGMT ANALYST 7/19/2024


Aaron Gettis, Chief of Deputy County Counsel 3/1/2024

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 4453 Parcel Identification Number: 378261034

Assessee: COURTNEY KATHY TRUSTEE & HOMMEL MARK TRUSTEE

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED
2021 AUG 24 PM 4:57
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,303.62 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. 2008-0674680 recorded on 12/29/2008. 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.

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 20th day of AUGUST, 2021 at RIVERSIDE COUNTY, CALIFORNIA
County, State

Mark Hommel
Signature of Claimant

Signature of Claimant

MARK HOMMEL
Print Name

Print Name

24788 COLDWATER CANYON TRAIL
Street Address

Street Address

MENIFEE, CA 92584
City, State, Zip

City, State, Zip

(951) 746-4767
Phone Number

Phone Number

DMARKTRANSPORT@GMAIL.COM
Email Address

Email Address

RECORDING REQUESTED BY AND
 WHEN RECORDED RETURN TO:
 Dale K. Bethel, Esq.
 28765 Single Oak Drive #150
 Temecula, California 92590

DOC # 2008-0674680
 12/29/2008 08:00A Fee: 15.00
 Page 1 of 3
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



MAIL TAX STATEMENTS TO:
 Mark Hommel
 22926 Gray Fox
 Canyon Lake, CA 92587

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M	A	L	465	426	RCOR	NCOR	SMF	NCHG	EXAM
					T:		CTY	UNI	049

X QUITCLAIM DEED

M
049

A.P.N.: 378-261-034 TRA: 005-005

THE UNDERSIGNED GRANTOR DECLARES

DOCUMENTARY TAX is \$-0- (This conveyance transfers an interest into or out of a Living Trust, R&T 11930.)

FOR NO CONSIDERATION, AMERIDREAM INC., A Calif. Corp., hereby remises, releases and forever QUITCLAIMS an undivided Fifty Percent Interest (50%) to Mark Hommel, Trustee, or Successor Trustees, of the Mark Hommel Living Trust dated March 17, 2008 and an undivided Fifty Percent Interest (50%) to Kathy Courtney, Trustee or Successor Trustees, of the Kathy Courtney Living Trust dated May 9, 2008, as Tenants in Common, the following described real property in the City of Lake Elsinore, County of Riverside, State of California:

LOT 318 UNIT A OF COUNTRY CLUB HEIGHTS AT LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 16, PAGES 59, 60 AND 61 OF MAPS, RECORDS OF SAID COUNTY.

DATED: Oct. 15, 2008

Ameridream, Inc.

By: Mark Hommel
 Its: President

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Public Record

STATE OF CALIFORNIA

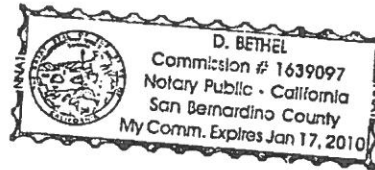
COUNTY OF Riverside

On Oct. 15, 2008 before me, D. Bethel, a Notary Public, personally appeared Mark Hommel, 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 _____



2426006

ENDORSE
FILED

In the office of the Secretary of State
of the State of California

APR 04 2002

Bill Jones
BILL JONES, Secretary of State

Articles of Incorporation

Ameridream, Inc.

Article I

The name of this corporation is Ameridream, Inc.

Article II

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the GENERAL CORPORATION LAW of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

Article III

The name and address in the State of California of this corporations initial agent for service of process is:

Mark Hommel ✓
30344 Shoreline Drive
Menifee, California 92584

Article IV

This corporation is authorized to issue only one class of share of stock; and the total number of shares which this corporation is authorized is 10,000 (ten thousand shares).

Mark Hommel

Mark Hommel
Incorporator

P. 2

(909) 301-9605

Mark Hommel

Mar 28 08 02:01P

Public Record