

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



**ITEM: 19.32  
(ID # 24591)**

**MEETING DATE:**  
Tuesday, September 17, 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 4859. Last assessed to: Rancho Housing Alliance, Inc., a Nonprofit Corporation. District 4. [\$9,199-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Ivette Cano for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 872274036;
2. Deny the claim from the Coachella Valley Collection Service for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 872274036;
3. Deny the claim from the Palo Verde Irrigation District for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 872274036; and
4. Authorize and direct the Auditor-Controller to issue a warrant to Ivette Cano in the amount of \$9,199.28, 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**

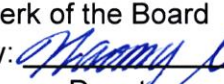
  
Matthew Jennings, Treasurer-Tax Collector 9/3/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington, Perez and Gutierrez  
Nays: None  
Absent: Spiegel  
Date: September 17, 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>	\$ 9,199	\$ 0	\$ 9,199	\$ 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 three claims for excess proceeds:

1. Claim from Ivette Cano based on an Abstract of Judgment – Civil and Small Claims recorded January 18, 2017 as Instrument No. 2017-0020648.
2. Claim from the Coachella Valley Collection Service based on an Abstract of Judgment – Civil and Small Claims recorded November 1, 2019 as Instrument No. 2019-0446786.
3. Claim from the Palo Verde Irrigation District based on a Certificate of Sale recorded October 24, 2017 as Instrument No. 2017-0442313, a Certificate of Sale recorded November 14, 2018 as Instrument No. 2018-0447596, a Certificate of Sale recorded September 30, 2019 as Instrument No. 2019-0389444, and a Certificate of Sale recorded July 30, 2020 as Instrument No. 2020-0342767.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Ivette Cano be awarded excess proceeds in the amount of \$9,199.28. Since the amount claimed by Ivette Cano exceeds the amount of excess proceeds available, there are no funds available for consideration for the claims from the Coachella Valley Collection Service and the Palo Verde Irrigation District. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Residents and Businesses**

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

Excess proceeds will be released to a lienholder of the property.

**ATTACHMENTS (if any, in this order):**

**ATTACHMENT A. Claim Cano**

**ATTACHMENT B. Claim CVCS**

**ATTACHMENT C. Claim PVID**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 9/4/2024

  
Aaron Gettis, Chief of Deputy County Counsel 4/9/2024



Reply

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 4859 Parcel Identification Number: 872274036

Assessee: RANCHO HOUSING ALLIANCE INC

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED  
2022 JUL -5 PM 1:16  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$12741.46 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. 2017-0020648 recorded on 01/18/2017. 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) Abstract of Judgment Doc # 2017-0020648
- 2) Judgment Filed in Court case # PSC 1606190 with backup
- 3) Final Return to Court. Writ of Execution dated 5/30/2018
- 4) Calculation of Interest and original amount owed to Tette Cano

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 5 day of May, 2022 at Riverside, California  
County, State

  
Signature of Claimant

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

Tette Cano  
Print Name

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

41125 Maiden Ct  
Street Address

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

Indio, CA 92203  
City, State, Zip

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

760 766 5653  
Phone Number

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

tettebca@gmail.com  
Email Address

\_\_\_\_\_  
Email Address

2017-0020648

01/18/2017 10:35 AM Fee: \$ 31.00

Page 1 of 3

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
After recording, return to:  
IVETTE CANO  
41125 MAIDEN CT.  
INDIO, CA 92203  
  
TEL NO.: 760-766-5653 FAX NO. (optional):  
E-MAIL ADDRESS (Optional):  
 ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE  
STREET ADDRESS: 3255 E. TAHQUITZ CANYON WAY  
MAILING ADDRESS: 3255 E. TAHQUITZ CANYON WAY  
CITY AND ZIP CODE: PALM SPRINGS, CA 92262  
BRANCH NAME: DESERT CIVIL

					R	A	Exam: 805		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
3	1								
SIZE	NCOR	SMF	NCHG	T:					

31

PLAINTIFF: IVETTE CANO  
DEFENDANT: RANCHO HOUSING ALLIANCE INC., A California Corporation

CASE NUMBER:  
PSC1606190

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**

Amended

FOR COURT USE ONLY

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:  
a. Judgment debtor's

Name and last known address

RANCHO HOUSING ALLIANCE INC.  
53990 ENTERPRISE WAY  
COACHELLA, CA 92236

b. Driver's license no. [last 4 digits] and state:  Unknown  
c. Social security no. [last 4 digits]:  Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):  
RANCHO HOUSING ALLIANCE, INC. c/o CARLOS CUEVA (Registered Agent)  
53990 Enterprise Way Ste.#1, Coachella, CA 92236

2.  Information on additional judgment debtors is shown on page 2.

4.  Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):  
IVETTE CANO  
41125 MAIDEN CT., INDIO, CA 92203

5.  Original abstract recorded in this county:

a. Date:  
b. Instrument No.:

Date: 1/18/2017  
IVETTE CANO

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 15,438.50

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$  
b. In favor of (name and address):

8. a. Judgment entered on (date): 12/5/2016  
b. Renewal entered on (date):

9.  Judgment is an installment judgment.

11. A stay of enforcement has  
a.  not been ordered by the court.  
b.  been ordered by the court effective until (date):  
12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.  
b.  A certified copy of the judgment is attached.



This abstract issued on (date):

JAN 18 2017

Clerk, by , Deputy

PLAINTIFF: Ivette Cano  
DEFENDANT: Rancho Housing Alliance Inc.

COURT CASE NO.:  
PSC1606190

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address  
[ ]  
[ ]  
Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown  
Summons was personally served at or mailed to (address):

17. Name and last known address  
[ ]  
[ ]  
Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown  
Summons was personally served at or mailed to (address):

18. Name and last known address  
[ ]  
[ ]  
Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown  
Summons was personally served at or mailed to (address):

19. Name and last known address  
[ ]  
[ ]  
Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown  
Summons was personally served at or mailed to (address):

20.  Continued on Attachment 20.

**Print this form**

**Save this form**

**Clear this form**



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Information covered by seal:

This judgement is an installment judgement

Date:

January 18, 2017

Signature:

*Ivette Cano*

Print Name:

Ivette Cano

\* Original judgment. \$ 15,438.50

\* Final Return to Court - \$ 9,106.06 as of 05/30/2018  
Writ of Execution  
(amt still owed)

\$ 9,106.06 x .10% interest = \$ 910.60 yr or \$ 2.49 daily interest

Calculation used:

From Dated Writ: 5/30/2018 to 05/30/2022 = 4 years

4 years = 1460 days

daily interest = \$ 2.49 daily


\$ 3,635.40

Accrued Interest  
since 5/30/18  
to 5/30/22

Balance as of 5/30/18 = 9,106.06  
Accrued Interest = 3,635.40  
\$ 12,741.46

Still owed  
on judgment.

I certify this to be true and accurate with  
the proof of writ attached.

 Ivette Cano

(760-766-5653)



Giovane Pizano  
Assistant Treasurer  
March 7, 2024



Melissa Johnson  
Assistant Tax Collector

Ivette Cano  
41125 Maiden Ct  
Indio, CA 92203

Re: PIN: 872274036  
TC 217 Item 4859  
Date of Sale: May 18, 2021

Abstract of Judgment No. 2017-00020648

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.**

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificates
- Copy of Marriage Certificate for
- Original Note/Payment Book
- Notarized Updated Statement of Monies Owed (up to date of tax sale)**
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other:

Please send in all **original** documents by **April 7, 2024** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205.** If you should have any questions, please contact me

Sincerely,

*Megan Montellano*

Accounting Technician I  
Tax Sale Operations/Excess Proc  
PH: (951) 955-3336/Fax: (951) 95

4080 Lemon  
WWW.CountyTreas

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON D	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature <b>X</b></p> <p>B. Received by (Printed Name)</p> <p>D. Is delivery address different from its If YES, enter delivery address below</p>	
<p>1. Article Addressed to:</p> <p>Ivette Cano 41125 Maiden Ct Indio, CA 92203</p>			
<p>9590 9402 7411 2055 4042 45</p> <p>2. Article Number (Transfer from service label)</p> <p>7003 3110 0005 4935 9013</p>		<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature <input type="checkbox"/> P</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> R</li> <li><input type="checkbox"/> Certified Mail® <input type="checkbox"/> D</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> SI</li> <li><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> C</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> SR</li> <li><input type="checkbox"/> Insured Mail <input type="checkbox"/> I</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input type="checkbox"/> RI</li> </ul>	

March 12, 2024

To Excess Proceeds:

RECEIVED  
2024 MAR 14 PM 1:46  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

**Statement of Monies owed:**

I Ivette Cano declare that I am owed \$11,805.22 which includes Principal and interest.

Interest was calculated up to the date of sale of 5/18/2021.

Attached is a breakdown of the calculation.

I certify this to be true and accurate.



Ivette Cano

760/766-5653

# CALIFORNIA ALL PURPOSE 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 Riverside }

On MARCH 11, 2024 before me, C. BUENO, Notary  
Public,

Date

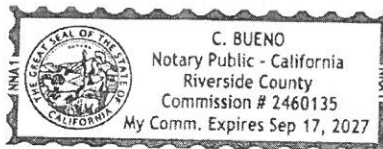
(here insert name and title of the officer)

personally appeared IVETTE BRISENO CANO

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: [Handwritten Signature] (Seal)

C. BUENO, Notary Public

OPTIONAL

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_

# Calculation of amount owed plus interest:

\* Original judgement \$15,438.50

\* Final Return to Court \$9,106.06 as of 5/30/2018  
(Writ of Execution)  
amt still owed.

\$9,106.06 x .10 interest = \$910.60 yr or \$2.49 daily interest

## Calculation used:

Date of writ -

Date of sale

5/30/2018 to 5/18/2021 = 1,084 days

1084 x \$2.49 daily interest = \$2,699.16

Balance as of 5/30/18 = \$9,106.06

Accrued Interest = 2,699.16

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\$11,805.22

I certify this to be true and accurate.

 Ivette Cano (760) 766 5653



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 4859 Parcel Identification Number: 872274036

Assessee: RANCHO HOUSING ALLIANCE INC

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED  
2021 OCT -1 PM 5:11  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2565.88 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. 0446786; recorded on 11/1/2019. 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.

Attached is Abstract of Judgment recorded on 11/1/2019 as document no. 2019-0446786. No payments have been made. Balance owed up to 5-18-21 is \$ 2565.88

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 23 day of September, 2021 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant

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

Stephen Fernandez, manager  
Print Name

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

75108 Gerald Ford Dr #1  
Street Address

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

Palm Desert, CA 92211  
City, State, Zip

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

760-346-7458 ext 223  
Phone Number

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

stephenfernandez@cvcollection.com  
Email Address

\_\_\_\_\_  
Email Address

RECORDING REQUESTED BY  
COACHELLA VALLEY COLLECTION  
SERVICE

WHEN RECORDED MAIL TO  
NAME COACHELLA VALLEY COLLECTION  
SERVICE  
MAILING PO BOX 13621  
ADDRESS

CITY, STATE PALM DESERT, CA  
ZIP CODE 92255-3621

**2019-0446786**

11/01/2019 04:06 PM Fee: \$ 118.00  
Page 1 of 3

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



983

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**TITLE(S)**

ABSTRACT OF JUDGMENT

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
 After recording, return to:  
 JOHN D. GALLEGOS SBN 150705  
 LAW OFFICES OF JOHN D. GALLEGOS  
 c/o PO BOX 13621  
 PALM DESERT, CA 92255-3621  
 TEL NO.: 760.346.7458 FAX NO. (optional):  
 E-MAIL ADDRESS (Optional):  
 ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE  
 STREET ADDRESS: 3255 E. Tahquitz Canyon Way  
 MAILING ADDRESS: 3255 E. Tahquitz Canyon Way  
 CITY AND ZIP CODE: Palm Springs, CA 92262-6996  
 BRANCH NAME: PALM SPRINGS

FOR RECORDER'S USE ONLY

PLAINTIFF: COACHELLA VALLEY COLLECTION SERVICE  
 DEFENDANT: RANCHO HOUSING ALLIANCE, INC., A CALIFORNIA CORPORATION

CASE NUMBER:  
 PSC1802941

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**  Amended

FOR COURT USE ONLY

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:  
 a. Judgment debtor's

Name and last known address:

RANCHO HOUSING ALLIANCE, INC.,  
 A CALIFORNIA CORPORATION  
 34521 VENTURI AVE  
 BEAUMONT, CA 92223-7474

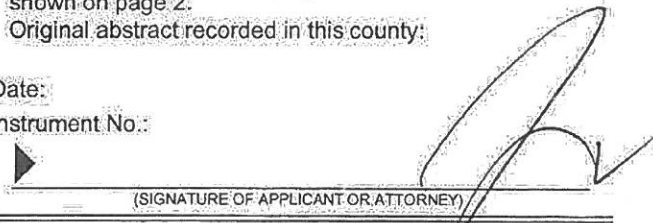
- b. Driver's license no. [last 4 digits] and state:  Unknown  
 c. Social security no. [last 4 digits]:  Unknown  
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

RANCHO HOUSING ALLIANCE, INC., A CALIFORNIA CORPORATION  
 34521 VENTURI AVE, BEAUMONT, CA 92223

2.  Information on additional judgment debtors is shown on page 2.  
 3. Judgment creditor (name and address):  
 COACHELLA VALLEY COLLECTION SERVICE  
 PO BOX 13621, PALM DESERT, CA 92255-3621  
 Date: OCTOBER 31, 2019  
 JOHN D. GALLEGOS  
 (TYPE OR PRINT NAME)
4.  Information on additional judgment creditors is shown on page 2.  
 5.  Original abstract recorded in this county:

- a. Date:  
 b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)



6. Total amount of judgment as entered or last renewed:  
 \$ 1,916.25  
 7. All judgment creditors and debtors are listed on this abstract.  
 8. a. Judgment entered on (date): 9-26-18  
 b. Renewal entered on (date):  
 9.  This judgment is an installment judgment.  
 10.  An  execution lien  attachment lien is endorsed on the judgment as follows:  
 a. Amount: \$  
 b. In favor of (name and address):

11. A stay of enforcement has  
 a.  not been ordered by the court.  
 b.  been ordered by the court effective until (date):  
 12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.  
 b.  A certified copy of the judgment is attached.

Clerk, by  C. Ortiz, Deputy



This abstract issued on (date):  
**NOV 01 2019**

PLAINTIFF: COACHELLA VALLEY COLLECTION SERVICE	COURT CASE NO.:
DEFENDANT: RANCHO HOUSING ALLIANCE, INC., A CALIFORNIA CORPORATION	PSC1802941

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown  
 Social security no. [last 4 digits]: Unknown  
 Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown  
 Social security no. [last 4 digits]: Unknown  
 Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown  
 Social security no. [last 4 digits]: Unknown  
 Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown  
 Social security no. [last 4 digits]: Unknown  
 Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.



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 4859 Parcel Identification Number: 872274036

Assessee: RANCHO HOUSING ALLIANCE INC



RECEIVED  
2021 OCT 26 PM 2:47  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

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 \$ 154.01 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. \_\_\_\_\_; recorded on \_\_\_\_\_. 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.

DOC #s & DATES RECORDED-- 46185 : 2017-0442313 : 10/24/2017 // 47301 : 2018-0447596 : 11/14/2018

48028 : 2019-0389444 : 09/30/2019 // 48859 : 2020-0342767 : 07/30/2020

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 21 day of OCTOBER, 2021 at RIVERSIDE, CALIFORNIA  
County, State

Signature of Claimant

VICTOR LUJAN

Print Name

180 W 14TH AVE

Street Address

BLYTHE, CA 92225

City, State, Zip

(760) 922-3144

Phone Number

VICTOR.LUJAN@PVID.ORG

Email Address

RECORDING REQUESTED BY

PALO VERDE IRRIGATION DISTRICT

AND WHEN RECORDED MAIL TO:

PALO VERDE IRRIGATION DISTRICT  
180 WEST 14<sup>TH</sup> AVENUE  
BLYTHE, CA 92225

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MARY #880

SPACE ABOVE THIS LINE FOR RECORDERS USE

FOR THE  
YEAR 2016

CERTIFICATE OF SALE  
Water Code App. §33-28m

No. 46185

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 14,96 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:  
LOTS 32 & 33 BLK 12 RIPLEY TOWNSITE 872-274-036

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2016 which was the year of the Tax, and that the name of the person taxed was  
RANCHO HOUSING ALLIANCE  
53990 ENTERPRISE WAY-1  
COACHELLA, CA 92236

that said District will be entitled to a deed for said real property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1<sup>st</sup> day of July 2017

*Richard Gilmore*  
Collector of said Palo Verde Irrigation District

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 Riverside

On October 17, 2017 before me, Shirley A. Bowman, A Notary Public, personally appeared Richard Gilmore 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.

Signature Shirley A. Bowman  
Signature of Notary Public



Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

Palo Verde Irrigation District  
180 West 14th Avenue  
Blythe, CA 92225

\*\*This document was electronically submitted to the County of Riverside for recording\*\*  
Received by: MARIA #309

Space above this line for recorders use

For the  
Year 2017

**CERTIFICATE OF SALE**  
Water Code App. §33-28m

No. 47301

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$15.12 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

LOTS 32 & 33 BLK 12 RIPLEY TOWNSITE

872-274-036

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2017 which was the year of the Tax, and that the name of the person was

RANCHO HOUSING ALLIANCE  
53900 ENTERPRISE WAY 1  
COACHELLA, CA 92236

that said District will be entitled to a deed for said property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1<sup>st</sup> day of July 2018

Richard Gilmore  
Collector of said Palo Verde Irrigation District

A notary public or other officer completing this certificate verifies only 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 Riverside

On October 12, 2018 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore 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.

Signature

Signature of Notary Public



Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

Palo Verde Irrigation District  
180 West 14th Avenue  
Blythe, CA 92225

\*\*This document was electronically submitted to the County of Riverside for recording\*\*  
Received by: TERESA #134

Space above this line for recorders use

For the  
Year 2018

CERTIFICATE OF SALE  
Water Code App. §33-28m

No. 48028

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$15.3 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

LOTS 32 & 33 BLK 12 RIPLEY TOWNSITE

872-274-036

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2018 which was the year of the Tax, and that the name of the person was:

RANCHO HOUSING ALLIANCE  
53900 ENTERPRISE WAY 1  
COACHELLA, CA 92236

that said District will be entitled to a deed for said property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1<sup>st</sup> day of July, 2019

*Richard Gilmore*  
Richard Gilmore  
Collector of said Palo Verde Irrigation District

A notary public or other officer completing this certificate verifies only 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

§

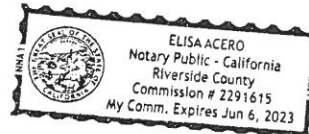
County of Riverside

On September 19, 2019 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore 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.

Signature *Elisa Acero*  
Signature of Notary Public





Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

Palo Verde Irrigation District  
180 West 14th Avenue  
Blythe, CA 92225

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MARY #659

Space above this line for recorders use

For the  
Year 2019

**CERTIFICATE OF SALE**  
Water Code App. §33-28m

No. 48859

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$15.47 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

LOTS 32 & 33 BLK 12 RIPLEY TOWNSITE

872-274-036

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said Distric during the year 2019 which was the year of the Tax, and that the name of the person was

RANCHO HOUSING ALLIANCE  
53900 ENTERPRISE WAY 1  
COACHELLA, CA 92236

that said District will be entitled to a deed for said property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1<sup>st</sup> day of July 2020

*Marissa Johnson*

Marissa Johnson  
Collector of said Palo Verde Irrigation District

A notary public or other officer completing this certificate verifies only 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 Riverside

On JUL 30 2020 before me Amy L Ravndahl, A Notary Public, personally appeared Marissa Johnson 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.

Signature

*Amy L Ravndahl*  
Signature of Notary Public

