

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



ITEM: 19.39
(ID # 25168)

MEETING DATE:
Tuesday, September 17, 2024

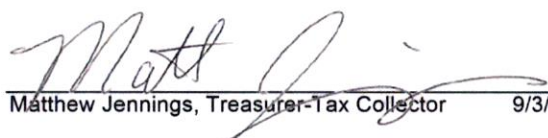
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1736. Last assessed to: Gale O'Bryan, a married man, Gladys M. Wright, a married woman, and Grovine E. Davis, a married woman, all as joint tenants. District 4. [0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Best, Best, & Krieger for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 650142004; and
2. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$323.11 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

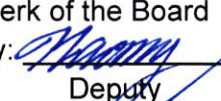
ACTION:Policy


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

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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			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 5, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 15, 2020. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 24, 2020, 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 Section 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 Section 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 assessees 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 Section 4676 (b).

According to Revenue and Taxation Code Section 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 of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on July 15, 2020.

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

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

1. Claim from Best, Best, & Krieger based on a letter "Notice to Pay Delinquent Assessments to the Coachella Valley Water District" dated October 20, 2020.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Best, Best, & Krieger be denied since the claimant failed to provide documentation to substantiate their claim. Since there are no other claimants, the unclaimed excess proceeds in the amount \$323.11 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 transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim BBK


Cesar Bernal, PRINCIPAL MGMT ANALYST 9/4/2024


Aaron Gettis, Chief of Deputy County Counsel 6/21/2024



OCT 21 2020

BEST BEST & KRIEGER
ATTORNEYS AT LAW

RECEIVED

Indian Wells
(760) 568-2611
Irvine
(949) 263-2600
Los Angeles
(213) 617-8100
Manhattan Beach
(310) 643-8448

2855 E. Guasti Road, Suite 400, Ontario, CA 91761
Phone: (909) 989-8584 | Fax: (909) 944-1441 | www.bbklaw.com

Riverside
(951) 686-1450
Sacramento
(916) 325-4000
San Diego
(619) 525-1300
Walnut Creek
(925) 977-3300
Washington, DC
(202) 785-0600

Safire Rose
(213) 542-3870
safire.rose@bbklaw.com
File No. 19782.00035

October 20, 2020

VIA EMAIL ONLY (WHITNEY@THEESCROWPROS.COM)

The Escrow Professionals, Inc.
c/o Whitney Adkins
901 E. Tahquitz, Canyon Way, Suite A-101
Palm Springs, CA 93035

Re: **NOTICE TO PAY DELINQUENT ASSESSMENTS TO THE
COACHELLA VALLEY WATER DISTRICT**
Assessor's Parcel No. 650-142-004-4

Dear Ms. Adkins:

The District's records indicate that one or more assessment installments were and remain delinquent on the property commonly known as Assessor Parcel No. 650-142-004-4, for tax years 2013/2014 and 2014/2015. The delinquent installment(s) of the special tax, penalties, interest and administrative fees now total \$5,511.48. Additionally, the City has incurred attorneys' fees and costs in pursuing the collection of this delinquency in the sum of \$500.00. The total due and owing the District is \$6,011.48.

Please remit the payment in the form of **a cashier's check in the sum of \$6,011.48 made payable to the Coachella Valley Water District, and delivered to the attention of Petya Vasileva at Coachella Valley Water District, P.O. Box 1058, Coachella CA 92236.**

Should you have any questions, please e-mail or call me directly at (213) 542-3870.



BEST BEST & KRIEGER
ATTORNEYS AT LAW

The Escrow Professionals
October 20, 2020
Page 2

Sincerely,

A handwritten signature in cursive script that reads 'Safire Rose'.

Safire Rose,
Paralegal for BEST BEST & KRIEGER LLP

cc: Victor Wolf (via email only)
Anthony Bauer (Property Owner, via email only [anthonybauer@gmail.com])
Petya Vasileva (Senior Accountant, Coachella Valley Water District, via e-mail only
PVasileva@cvwd.org)

Montellano, Megan

From: RCTTC Excess Proceeds
Sent: Monday, April 15, 2024 4:07 PM
To: safire.rose@bbklaw.com
Subject: EP 215-1736
Attachments: BBK.pdf

Good afternoon Ms. Rose,

I am in receipt of the attached correspondence. I am emailing you to seek clarity on the documents. It is with a claim of excess proceeds for the sale of a tax defaulted property with the County of Riverside parcel 650142004 (tax sale date 5/5/2020).

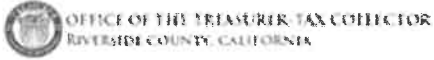
Is the correspondence related to a debt secured to a property via lien?

Any light you can shed on this would be fantastic! I can be reached at the number below.

With gratitude,

Megan Montellano

Accounting Technician I
Tax Sale Operations / Excess Proceeds
951-955-3336





Best Best & Krieger
2855 E. Guasti Road, Suite 400
Ontario, CA 91761

Re: PIN: 650142004
TC 215 Item 1736
Date of Sale: May 5, 2020

Last Assessed to: Gale M. O'Bryan, Gladis M. Wright, and Grovine E. Davis

To Whom It May Concern:

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

It is unclear if there is a debt secured by a lien as there's no information within the correspondence. I have made several attempts to contact the paralegal listed and have gotten no response.

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 Certificate for Gary S. Hahn
 - Copy of Marriage Certificate for
 - Original claim form (attached)**
 - 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: Recorded document securing a debt regarding the parcel**

Please send in all **original** documents by **May 18, 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 at the number listed below.

Sincerely,

Megan Montellano

Accounting Technician I
Tax Sale Operations/Excess Proce
PH: (951) 955-3996/Fax: (951) 955

4080 Lemon St
WWW.CountyTreasurer

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X</p> <p>B. Received by (Printed Name)</p>
<p>1. Article Addressed to:</p> <p>Best Best & Krieger 2855 E. Guasti Road, Suite 400 Ontario, CA 91761</p>	<p>D. Is delivery address different from B? If YES, enter delivery address</p>
<p>2. Article Number (Transfer from service label)</p> <p>7022 3330 0000 1780 7364</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)



May 21, 2024

Final Notice

Best, Best, & Krieger
2855 E. Guasti Road, Suite 400
Ontario, CA 91761

Re: PIN: 650142004
TC 215 Item 1736
Date of Sale: May 5, 2020

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

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. We have been attempting to reach your office regarding this request, *this is our final attempt.*


- | | |
|--|--|
| <input type="checkbox"/> Copy of a trust/will | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale) |
| <input type="checkbox"/> Notarized Statement of different/misspelled | <input type="checkbox"/> Articles of Incorporation |
| <input type="checkbox"/> Original Notarized Authorization for Agent to Collect Excess Proceeds | <input type="checkbox"/> (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Notarized Assignment of Right to Collect Excess Proceeds | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Certified Death Certificate | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| <input type="checkbox"/> Copy of Marriage Certificate for | <input checked="" type="checkbox"/> Other: Recorded document securing a debt against the parcel |

Please send in all **original** documents by **June 5, 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 at the number listed below.

Sincerely,

Accounting Technician
Tax Sale Operations/Ex
Tel 951 955-3336/Fax 91

www.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p>B. Received by (Printed Name) _____ C. Date of _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Best, Best, & Krieger 2855 E. Guasti Road, Suite 400 Ontario, CA 91761</p>  <p style="text-align: center;">9590 9402 7411 2055 3970 80</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7003 2260 0004 1554 6209</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053	

Domestic Return