

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



**ITEM: 19.1  
(ID # 24142)**

**MEETING DATE:**

Tuesday, October 29, 2024

**FROM :** TREASURER-TAX COLLECTOR

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 54. Last assessed to: C.J. Hermosillo, a single man, an undivided 18.46154 percent, John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87 an undivided 66.15384%, and Carlos E. Zozula and Maria A. Zozula, husband and wife as joint tenants an undivided 15.38462 percent. District 1. [\$64,033-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 322020006;

Continued on Page 2

**ACTION:Policy**

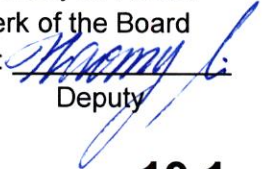
  
Melissa Johnson, Assistant Tax Collector 10/15/2024

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez 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: October 29, 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**

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

2. Approve the claim from C.J. Hermosillo, last assessee for payment of excess proceeds resulting from the Tax Collector’s public auction sale associated with parcel 322020006;
3. Approve the claim from Global Discoveries, Ltd., Assignee for John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87, last assessee for payment of excess proceeds resulting from the Tax Collector’s public auction sale associated with parcel 322020006;
4. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Code Enforcement Department in the amount of \$2,087.43, to C.J. Hermosillo in the amount of \$13,515.32, and to Global Discoveries, Ltd., Assignee for John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87 in the amount of \$48,429.90, 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
5. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$11,262.77 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

<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>	\$ 64,033	\$ 0	\$ 64,033	\$ 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 April 26, 2022 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 7, 2022. 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 19, 2022 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

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

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 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 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 of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on July 7, 2022.

The Treasurer-Tax Collector has received three claims for excess proceeds:

1. Claim from the County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded May 17, 2017 as Instrument No. 2017-0196995 and a Notice of Pendency of Administrative Proceedings recorded December 10, 2018 as Instrument No. 2018-0479835.
2. Claim from C.J. Hermosillo based on a Trustee's Deed Upon Sale recorded October 9, 2018 as Instrument No. 2018-0398928.
3. Claim from Global Discoveries, Ltd., Assignee for John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87 based on an Assignment of Right to Collect Excess Proceeds notarized September 22, 2022, a Trustee's Deed Upon Sale recorded October 9, 2018 as Instrument No. 2018-0398928, and a Certification of Trustees Under Trust notarized September 21, 2022.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Code Enforcement Department be awarded excess proceeds in the amount of \$2,087.43, C.J. Hermosillo be awarded excess proceeds in the amount of \$13,515.32 and Global Discoveries, Ltd., Assignee for John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87 be awarded excess proceeds in the amount of \$48,429.90. Since there are no other claimants, the unclaimed excess proceeds in the amount \$11,262.77 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 claimants by certified mail.

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

**Impact on Residents and Businesses**

Excess proceeds will be released to a lienholder, last assesseses of the property, and transferred to the County General Fund.

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

**ATTACHMENT A. Claim Code**

**ATTACHMENT B. Claim Hermosillo**

**ATTACHMENT C. Claim Global**

  
Evangelina Gregorio EO, Principal Mgmt Analyst 10/20/2024

  
Aaron Gettis, Chief of Deputy County Counsel 8/19/2024



CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 218 ITEM 54 Parcel Identification Number: 322020006

Assessee: HERMOSILLO, C J & POSTHUMA, JOHN R TR & ETAL

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

RECEIVED  
2023 MAR 10 PM 7:17  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2,189.53 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. see below; recorded on see below. 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 documentation for 2017-0196995, recorded on 05/17/2017, and  
2018-0479885, recorded on 12/10/2018

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 27 day of February, 2023 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant

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

Valerie Lam  
Print Name

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

4080 Lemon St., 14<sup>th</sup> Floor  
Street Address

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

Riverside, CA 92501  
City, State, Zip

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

951-955-1836  
Phone Number

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

vlam@rjvco.org  
Email Address

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

RECORDING REQUESTED BY:  
County of Riverside  
Code Enforcement Department

AND WHEN RECORDED MAIL TO:  
County of Riverside  
Code Enforcement Department  
17650 Cajalco Road  
Perris, California 92570  
Mail Stop #5165

**2017-0196995**

05/17/2017 11:39 AM Fee: \$ 0.00

Page 1 of 2

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



914

(space for recorder's use)

## NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:

Case #: CV-1502167

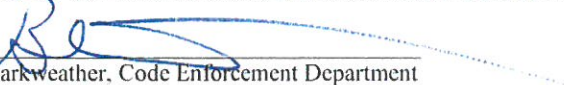
**CLARA ZAGAL MAXINES )**  
and DOES I through X, Owners )

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

**ADDRESS:** 21175 HEADLY RD, PERRIS CA, 0  
**PARCEL #:** 322-020-006  
**LEGAL DESCRIPTION:** 14.58 acres in LOT 38 of , recorded in RS 34 page 89

**VIOLATION(S):** Riverside County Code (Ordinance) 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By:   
Britt Starkweather, Code Enforcement Department

**ACKNOWLEDGEMENT**

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 )

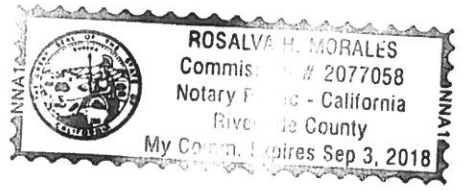
On 5.11.2017 before me, Rosalva H Morales, Notary Public, personally appeared Britt Starkweather who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their 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.

Commission #:2077058 Expires: Sep 3, 2018

Signature: Rosalva H. Morales (Seal)





RECORDING REQUESTED BY:  
County of Riverside  
Code Enforcement Department

AND WHEN RECORDED MAIL TO:

County of Riverside  
Code Enforcement Department  
17650 Cajalco Road  
Perris, CA 92570  
Mail Stop #5165

2018-0479835

12/10/2018 01:11 PM Fee: \$ 0.00

Page 1 of 2

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



134

## NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:  
Clara Zagal Maxines)  
and DOES I Through X. Owners)

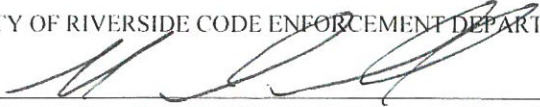
Case #: CV1701936

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

**ADDRESS:** 21175 HEADLY RD ST, PERRIS, CA 0  
**PARCEL #:** 322020006  
**LEGAL** RS 34/89, , LOT 38, BLOCK , T4SR4W SEC 21  
**DESCRIPTION:**

**VIOLATION(S):** Riverside County Code (Ordinance) Ord. 457 Sec 12(D) [RCC 15.48.040] that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By:   
Manuel Acueto, Supv Code Enf Ofcr. Code Enforcement Department



**ACKNOWLEDGEMENT**

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 )

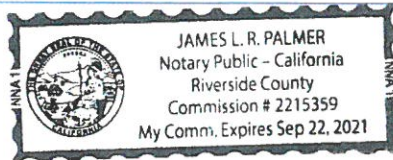
On 09/26/2018 before me, James L.R. Palmer, Notary Public, personally appeared Manuel Acueto who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their 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.

Commission #: 2215359; Expires: September 22, 2021

Signature: 





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**DEMAND FOR PAYMENT**

<b>Date:</b> December 09, 2022	<b>Case Number:</b> CV1502167 <b>BOS District:</b> District 1
<b>Property Owner</b> CLARA ZAGAL MAXINES C/O ROSARIO MAXINES 21175 HEADLY RD PERRIS CA 92570	<b>Property Address</b> Assessor Parcel #: 322020006 21175 HEADLY RD ST PERRIS, CA 0

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including but not limited to costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below.

**You are liable to the County of Riverside for the following abatement costs:**

Item	Description	Costs
<b>LABOR COSTS</b>		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$697.22
<b>ADMINISTRATIVE CITATIONS</b>		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$200.00
<b>CONTRACTOR COSTS</b>		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$19.30
<b>COUNTY COUNSEL COSTS</b>		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
<b>OTHER COSTS</b>		
Other Costs	Subtotal of Other Costs	\$83.50

<b>Subtotal</b>	<b>\$1,000.02</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$1,000.02</b>

Please refer to the remittance sheet attached for payment information.

Upon compliance of all violations, full payment of the above and confirmation of available funds to the County, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

A request for hearing to object to the charges must be filed in writing to this department within 15 days of the service of this Demand for Payment. You may submit your request via US mail, FAX or email to any of the addresse(s)/numbers listed below. In the event a hearing is required, additional administrative costs may apply.

Demands Processing Unit



**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

**ABATEMENT COSTS TO DATE**

<b>Date:</b> December 09, 2022	<b>Case Number:</b> CV1701936 <b>BOS District:</b> 1
<b>Property Owner</b> CLARA ZAGAL MAXINES 21175 HEADLY RD PERRIS CA 92570	<b>Property Address</b> Assessor Parcel #: 322020006 21175 HEADLY RD ST PERRIS, CA 0

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including but not limited to costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**You are liable to the County of Riverside for the following abatement costs:**

Item	Description	Costs
<b>LABOR COSTS</b>		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$1,150.21
<b>ADMINISTRATIVE CITATIONS</b>		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
<b>CONTRACTOR COSTS</b>		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$19.30
<b>COUNTY COUNSEL COSTS</b>		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
<b>RIVERSIDE SHERIFF'S OFFICE COSTS</b>		
Riverside Sheriff	Subtotal of Riverside Sheriff's Office Costs - See Cost Detail Attached	\$0.00
<b>OTHER COSTS</b>		





**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

<b>Audit Date:</b> December 09, 2022	<b>Case Number:</b> CV1701936	<b>APN:</b> 322020006	Page 2
--------------------------------------	-------------------------------	-----------------------	--------

Other Costs	Subtotal of Other Costs	\$20.00
-------------	-------------------------	---------

Please refer to the remittance sheet attached for payment information.

<b>Subtotal</b>	<b>\$1,189.51</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$1,189.51</b>

These costs have not been audited and may not be all inclusive, as there are open and active cases. This property may be subject to additional enforcement and administrative costs until the property is brought into full compliance with county ordinances. The Notice(s) currently recorded against the subject property will not be removed until all violations on the subject property have been resolved.

Once the issues have been corrected, please re-submit your request for processing.

Demand Processing Unit



**Montellano, Megan**

---

**From:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>  
**Sent:** Thursday, January 25, 2024 2:18 PM  
**To:** Lam, Valerie  
**Subject:** EP 218-54

Re: APN: 322020006  
TC 218 Item 54  
Date of Sale: April 26, 2022

To Whom It May Concern:

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

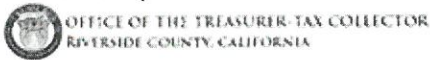
Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

**X Updated Statement of Monies Owed (as of date of tax sale)**

Please send in all requested documents within 15 days (**February 9, 2024**). If you should have any questions, please contact me at the number listed below.

With gratitude,

*Megan Montellano*  
Accounting Technician I  
951-955-3336  
Tax Sale Operations





**CODE ENFORCEMENT DEPARTMENT 002  
COUNTY OF RIVERSIDE**

917-22+  
1,170-21+

2,087-43\*\*

**DEMAND FOR PAYMENT**

<b>Date:</b> January 25, 2024	<b>Case Number:</b> CV1502167 <b>BOS District:</b> District 1
<b>Property Owner</b> CLARA ZAGAL MAXINES C/O ROSARIO MAXINES 21175 HEADLY RD PERRIS, CA 92570	<b>Property Address</b> Assessor Parcel #: 322020006 21175 HEADLY RD ST PERRIS, CA 0

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including but not limited to costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below.

**You are liable to the County of Riverside for the following abatement costs:**

Item	Description	Costs
<b>LABOR COSTS</b>		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$697.22
<b>ADMINISTRATIVE CITATIONS</b>		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$200.00
<b>CONTRACTOR COSTS</b>		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$0.00
<b>COUNTY COUNSEL COSTS</b>		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
<b>OTHER COSTS</b>		
Other Costs	Subtotal of Other Costs	\$20.00

Please refer to the remittance sheet attached for payment information.

<b>Subtotal</b>	<b>\$917.22</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$917.22</b>

Upon compliance of all violations, full payment of the above and confirmation of available funds to the County, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

A request for hearing to object to the charges must be filed in writing to this department within 15 days of the service of this Demand for Payment. You may submit your request via US mail, FAX or email to any of the addresse(s)/numbers listed below. In the event a hearing is required, additional administrative costs may apply.

Demands Processing Unit



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Audit Date: January 25, 2024	Case Number: CV1502167	APN: 322020006	Page 2
------------------------------	------------------------	----------------	--------

### LABOR COSTS DETAIL

Below is the detailed information for the Labor Costs listed on the prior page.

*NOTE: Time billed on or after December 11, 2017 is shown as two (2) decimal places in the description column, but the actual calculation is based on seven (7) decimal places. \*e.g. 0.4166666 displayed as 0.41 minutes.*

Date	Item	Description	Costs
<b>LABOR HOURS</b>			
05/20/2016		7051 - ABT-Internal Labor Fee Date: 5/20/2016; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 109.00/hr for Initial Inspection.	\$21.80
05/20/2016		7051 - ABT-Internal Labor Fee Date: 5/20/2016; Fee Type: Officer Hours; Fee Note: Time charge of .1 hours at 109.00/hr for Travel Time.	\$10.90
11/10/2016		7051 - ABT-Internal Labor Fee Date: 11/10/2016; Fee Type: Officer Hours; Fee Note: Time charge of .33 hours at 109.00/hr for Initial Inspection.	\$35.97
05/03/2017		7051 - ABT-Internal Labor Fee Date: 5/3/2017; Fee Type: Officer Hours; Fee Note: Time charge of .42 hours at 128.00/hr for Follow Up Inspection.	\$53.76
05/03/2017		7051 - ABT-Internal Labor Fee Date: 5/3/2017; Fee Type: Officer Hours; Fee Note: Time charge of 0.25 hours at 128.00/hr for Follow Up Inspection.	\$32.00
05/03/2017		7051 - ABT-Internal Labor Fee Date: 5/3/2017; Fee Type: Officer Hours; Fee Note: Time charge of .25 hours at 128.00/hr for Travel Time.	\$32.00
05/04/2017		7051 - ABT-Internal Labor Fee Date: 5/4/2017; Fee Type: Officer Hours; Fee Note: Time charge of 2.00 hours at 128.00/hr for Casework-Reports/Photos.	\$256.00
05/08/2017		7051 - ABT-Internal Labor Fee Date: 5/8/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.17 hours at 142.00/hr for Casework.	\$24.14



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

<b>Audit Date:</b> January 25, 2024	<b>Case Number:</b> CV1502167	<b>APN:</b> 322020006	Page 3
-------------------------------------	-------------------------------	-----------------------	--------

05/11/2017		7051 - ABT-Internal Labor	Fee Date: 5/11/2017; Fee Type: Supervisor Hours; Fee Note: Time charge of .08 hours at 142.00/hr for Casework.	\$11.36
07/19/2017		7051 - ABT-Internal Labor	Fee Date: 7/19/2017; Fee Type: Officer Hours; Fee Note: Time charge of .1 hours at 128.00/hr for Casework-File Maintenance.	\$12.80
08/16/2017		7051 - ABT-Internal Labor	Fee Date: 8/16/2017; Fee Type: Officer Hours; Fee Note: Time charge of .3 hours at 128.00/hr for Casework-Research.	\$38.40
08/16/2017		7051 - ABT-Internal Labor	Fee Date: 8/16/2017; Fee Type: Officer Hours; Fee Note: Time charge of .3 hours at 128.00/hr for Travel Time.	\$38.40
08/16/2017		7051 - ABT-Internal Labor	Fee Date: 8/16/2017; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 128.00/hr for Follow Up Inspection.	\$25.60
01/06/2021		7051 - ABT-Internal Labor	Labor charged on: 01/06/2021 for Angie Solis of 0.16 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for CDE: Travel Time	\$21.33
01/06/2021		7051 - ABT-Internal Labor	Labor charged on: 01/06/2021 for Daisy Juarez of 0.16 hour(s) at 80.00/hr (Code Enforcement Technician rate) for CDE: Travel Time	\$13.33
01/07/2021		7051 - ABT-Internal Labor	Labor charged on: 01/07/2021 for Angie Solis of 0.45 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for CDE: Office Work	\$57.60
07/23/2021		7051 - ABT-Internal Labor	Labor charged on: 07/23/2021 for Jamison Cole of 0.08 hour(s) at 142.00/hr (Supervising Code Enforcement Officer rate) for CDE: Office Work	\$11.83
<b>Labor Hours Subtotal</b>				<b>\$697.22</b>

### ADDITIONAL COSTS DETAIL





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

<b>Audit Date:</b> January 25, 2024	<b>Case Number:</b> CV1502167	<b>APN:</b> 322020006	Page 4
-------------------------------------	-------------------------------	-----------------------	--------

Date	Item	Description	Costs
<b>ADMINISTRATIVE CITATIONS</b>			
05/03/2017		7070 - ABT-Admin Citations	A51846; Fee Date: 5/3/2017; Fee Type: Admin Cite Amt; Fee Note: Citation #A51846 Issued To: CLARA ZAGAL MAXINES, Prop Owner(Yes)
		<b>Administrative Citations Subtotal</b>	<b>\$200.00</b>
<b>OTHER COSTS</b>			
05/17/2017		7056 - ABT-Recording Fee	Recording Fee NOP# 2017-0196995
		<b>Other Costs Subtotal</b>	<b>\$20.00</b>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

<b>Audit Date:</b> January 25, 2024	<b>Case Number:</b> CV1502167	<b>APN:</b> 322020006	Page 5
-------------------------------------	-------------------------------	-----------------------	--------

**REMITTANCE INFORMATION**

Please remit payment and include this sheet

**REMITTANCE INFORMATION**

**Make checks payable and remit to:  
Riverside County Code Enforcement  
Department  
Attn: Administrative Services  
4080 Lemon Street, 12th Floor  
P.O. Box 1469  
Riverside, CA 92502**

<b>Subtotal</b>	<b>\$917.22</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$917.22</b>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**DEMAND FOR PAYMENT**

<b>Date:</b> January 25, 2024	<b>Case Number:</b> CV1701936 <b>BOS District:</b> District 1
<b>Property Owner</b> CLARA ZAGAL MAXINES C/O ROSARIO MAXINES 21175 HEADLY RD PERRIS, CA 92570	<b>Property Address</b> Assessor Parcel #: 322020006 21175 HEADLY RD ST PERRIS, CA 0

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including but not limited to costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below.

**You are liable to the County of Riverside for the following abatement costs:**

Item	Description	Costs
<b>LABOR COSTS</b>		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$1,150.21
<b>ADMINISTRATIVE CITATIONS</b>		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
<b>CONTRACTOR COSTS</b>		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$0.00
<b>COUNTY COUNSEL COSTS</b>		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
<b>OTHER COSTS</b>		
Other Costs	Subtotal of Other Costs	\$20.00

<b>Subtotal</b>	<b>\$1,170.21</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$1,170.21</b>

Please refer to the remittance sheet attached for payment information.

Upon compliance of all violations, full payment of the above and confirmation of available funds to the County, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

A request for hearing to object to the charges must be filed in writing to this department within 15 days of the service of this Demand for Payment. You may submit your request via US mail, FAX or email to any of the addresse(s)/numbers listed below. In the event a hearing is required, additional administrative costs may apply.

Demands Processing Unit



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Audit Date: January 25, 2024	Case Number: CV1701936	APN: 322020006	Page 2
------------------------------	------------------------	----------------	--------

### LABOR COSTS DETAIL

Below is the detailed information for the Labor Costs listed on the prior page.

*NOTE: Time billed on or after December 11, 2017 is shown as two (2) decimal places in the description column, but the actual calculation is based on seven (7) decimal places. \*e.g. 0.4166666 displayed as 0.41 minutes.*

Date	Item	Description	Costs
<b>LABOR HOURS</b>			
05/03/2017		7051 - ABT-Internal Labor Fee Date: 5/3/2017; Fee Type: Officer Hours; Fee Note: Time charge of 0.33 hours at 128.00/hr for Initial Inspection.	\$42.24
05/03/2017		7051 - ABT-Internal Labor Fee Date: 5/3/2017; Fee Type: Officer Hours; Fee Note: Time charge of .25 hours at 128.00/hr for Travel Time.	\$32.00
05/03/2017		7051 - ABT-Internal Labor Fee Date: 5/3/2017; Fee Type: Officer Hours; Fee Note: Time charge of .33 hours at 128.00/hr for Initial Inspection.	\$42.24
05/04/2017		7051 - ABT-Internal Labor Fee Date: 5/4/2017; Fee Type: Officer Hours; Fee Note: Time charge of 1.17 hours at 128.00/hr for Casework-Reports/Photos.	\$149.76
05/12/2017		7051 - ABT-Internal Labor Fee Date: 5/12/2017; Fee Type: Officer Hours; Fee Note: Time charge of .25 hours at 128.00/hr for Travel Time.	\$32.00
05/12/2017		7051 - ABT-Internal Labor Fee Date: 5/12/2017; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 128.00/hr for Casework.	\$25.60
05/24/2017		7051 - ABT-Internal Labor Fee Date: 5/24/2017; Fee Type: Officer Hours; Fee Note: Time charge of .25 hours at 128.00/hr for Casework-Reports/Photos.	\$32.00
07/19/2017		7051 - ABT-Internal Labor Fee Date: 7/19/2017; Fee Type: Officer Hours; Fee Note: Time charge of .1 hours at 128.00/hr for Casework-File Maintenance.	\$12.80





## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

<b>Audit Date:</b> January 25, 2024	<b>Case Number:</b> CV1701936	<b>APN:</b> 322020006	Page 3
-------------------------------------	-------------------------------	-----------------------	--------

08/16/2017		7051 - ABT-Internal Labor	Fee Date: 8/16/2017; Fee Type: Officer Hours; Fee Note: Time charge of .2 hours at 128.00/hr for Follow Up Inspection.	\$25.60
08/16/2017		7051 - ABT-Internal Labor	Fee Date: 8/16/2017; Fee Type: Officer Hours; Fee Note: Time charge of .3 hours at 128.00/hr for Casework-Research.	\$38.40
08/16/2017		7051 - ABT-Internal Labor	Fee Date: 8/16/2017; Fee Type: Officer Hours; Fee Note: Time charge of .3 hours at 128.00/hr for Travel Time.	\$38.40
01/03/2018		7051 - ABT-Internal Labor	Labor charged on: 01/03/2018 for James (Danny) Pike of 1.00 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework - Reports/Photos	\$128.00
01/03/2018		7051 - ABT-Internal Labor	Labor charged on: 01/03/2018 for James (Danny) Pike of 0.50 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Follow Up Inspection	\$64.00
01/03/2018		7051 - ABT-Internal Labor	Labor charged on: 01/03/2018 for James (Danny) Pike of 0.50 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Travel Time	\$64.00
01/03/2018		7051 - ABT-Internal Labor	Labor charged on: 01/03/2018 for James (Danny) Pike of 1.00 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework - Reports/Photos	\$128.00
01/31/2018		7051 - ABT-Internal Labor	Labor charged on: 01/31/2018 for James (Danny) Pike of 0.33 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Travel Time	\$42.67
01/31/2018		7051 - ABT-Internal Labor	Labor charged on: 01/31/2018 for James (Danny) Pike of 0.25 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Follow Up Inspection	\$32.00



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

<b>Audit Date:</b> January 25, 2024	<b>Case Number:</b> CV1701936	<b>APN:</b> 322020006	Page 4
-------------------------------------	-------------------------------	-----------------------	--------

02/07/2018		7051 - ABT-Internal Labor	Labor charged on: 02/07/2018 for James (Danny) Pike of 0.50 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework - Research	\$64.00
03/19/2018		7051 - ABT-Internal Labor	Labor charged on: 03/19/2018 for James (Danny) Pike of 0.25 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Travel Time	\$32.00
03/19/2018		7051 - ABT-Internal Labor	Labor charged on: 03/19/2018 for James (Danny) Pike of 0.40 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework - Research	\$51.20
03/19/2018		7051 - ABT-Internal Labor	Labor charged on: 03/19/2018 for James (Danny) Pike of 0.25 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Follow Up Inspection	\$32.00
09/26/2018		7051 - ABT-Internal Labor	Labor charged on: 09/26/2018 for James (Jim) Palmer of 0.15 hour(s) at 142.00/hr (Senior Code Enforcement Officer rate) for Notice of Pendency Processed	\$21.30
12/21/2018		7051 - ABT-Internal Labor	Labor charged on: 12/21/2018 for Sue Jimenez of 0.25 hour(s) at 80.00/hr (Code Enforcement Technician rate) for Casework	\$20.00
<b>Labor Hours Subtotal</b>				<b>\$1,150.21</b>

### ADDITIONAL COSTS DETAIL

Date	Item	Description	Costs
<b>OTHER COSTS</b>			
12/10/2018		7056 - ABT-Recording Fee	7056 - ABT-Recording Fee \$20.00
<b>Other Costs Subtotal</b>			<b>\$20.00</b>



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

<b>Audit Date:</b> January 25, 2024	<b>Case Number:</b> CV1701936	<b>APN:</b> 322020006	Page 5
-------------------------------------	-------------------------------	-----------------------	--------

**REMITTANCE INFORMATION**

Please remit payment and include this sheet

**REMITTANCE INFORMATION**

**Make checks payable and remit to:  
Riverside County Code Enforcement  
Department  
Attn: Administrative Services  
4080 Lemon Street, 12th Floor  
P.O. Box 1469  
Riverside, CA 92502**

<b>Subtotal</b>	<b>\$1,170.21</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$1,170.21</b>

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 218 ITEM 54 Parcel Identification Number: 322020006

Assessee: HERMOSILLO, C J & POSTHUMA, JOHN R TR & ETAL

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 13,900.69 from the sale of the above mentioned real property. I/We were the [ ] lienholder(s).

[x] 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. 2007-0086369 recorded on 02/06/2007. 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.

Recorders document 2007-0234881 Date 04/06/2007 ASSIGNMENT OF DEED OF TRUST

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 13 day of SEPTEMBER, 2022 at ORANGE COUNTY, CALIFORNIA County, State

C.J. Hermosillo Signature of Claimant

Signature of Claimant

C.J. HERMOSILLO Print Name

Print Name

453 RADCLIFFE CT Street Address

Street Address

LAGUNA BEACH, CA 92651 City, State, Zip

City, State, Zip

760 639 6091 Phone Number

Phone Number

CJH118@MSN.COM Email Address

Email Address

RECEIVED 2022 SEP 22 AM 9:19 RIVERSIDE COUNTY TREAS-TAX COLLECTOR



RECORDING REQUESTED BY:

DOC # 2018-0398928

10/09/2018 10:39 AM Fees: \$102.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

AND WHEN RECORDED TO:

**John R. Posthuma**  
**Postco Properties**  
**1995 E. Villa St.**  
**Pasadena, CA 91107**

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: ELVIA #527

**Forward Tax Statements to  
the address given above**

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: 180524157

Order #: 95519938

Loan #: HT13806

## TRUSTEE'S DEED UPON SALE

A.P.N.: 322-020-006-1

Transfer Tax: \$0.00

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE,  
SECTION 480.3

The Grantee Herein was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was **\$385,000.00**

The Amount Paid by the Grantee was **\$50,000.00**

Said Property is in the City of **Perris**, County of **Riverside**

**Total Lender Solutions, Inc.**, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

**C. J. Hermosillo, a single man, an undivided 18.46154 percent, John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87 an undivided 66.15384%, and Carlos E. Zozula and Maria A. Zozula, husband and wife as joint tenants an undivided 15.38462 percent**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **Riverside**, State of California, described as follows:

**PARCEL 38, OF RECORD OF SURVEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGES 89-92, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Clara Zagal Maxines, a single woman** as Trustor, dated **1/26/2007** of the Official Records in the office of the Recorder of **Riverside**, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on **2/6/2007**, instrument number **20070086360**, Book , Page of official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within

# TRUSTEE'S DEED UPON SALE

TS #: 180524157  
Loan #: HT13806  
Order #: 95519938

ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 10/5/2018. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$50,000.00, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

IN WITNESS WHEREOF, Total Lender Solutions, Inc., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: 10/5/2018

Total Lender Solutions, Inc.

By: Naomi Finkelstein  
Naomi Finkelstein, Asst. Vice-President

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 CA  
COUNTY OF San Diego

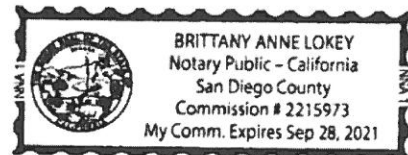
On 10/5/2018 before me, Brittany Anne Lokey, a notary public personally appeared, Naomi Finkelstein who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

Brittany Anne Lokey  
Notary Name

(Seal)



**CLAIM SUMMARY**

Date: September 22, 2022  
To: Riverside County Treasurer and Tax Collector  
Assessors Parcel Number: 322020006  
Last Assessee: HERMOSILLO C J POSTHUMA JOHN R  
Sale Date: 4/21/2022  
TC: TC 218  
Item Number: 54  
Deadline: 7/7/2023

RECEIVED  
2022 SEP 27 AM 5:16  
RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Trustee's Deed Upon Sale granting interest to C.J. Hermosillo, a single man, an undivided 18.46154 percent, **John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87 an undivided 66.15384%,** and Carlos E. Zozula and Maria A. Zozula, husband and wife as joint tenants an undivided 15.38462 percent as Document Number: 2018-0398928, recorded on 10/09/2018 in Riverside County, CA.
2. Certification of Trustee's Under Trust signed by John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87.
3. Affidavit signed by John R. Posthuma declaring under penalty of perjury his identity
4. Assignment of Rights To Collect Excess Proceeds signed by John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87
5. Claim form(s) signed by Global Discoveries, Ltd.
6. Photo ID for Assignor: John Robert Posthuma
  - a. The **1995 E. Villa St., Pasadena, CA 91107** address listed on Mr. Posthuma's CA Driver's License is one and the same address listed on the above referenced Trustee's Deed Upon Sale.

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$49,807.92 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

**Certified Tracking Number: 7021-1970-0001-3800-0728**





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 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 Global Discoveries Ltd. 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 322020006 Tax Sale Number TC 218, Item 54 sold at public auction on 4/21/2022. I understand that the total of excess proceeds available for refund is \$ 75,295.42+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAULABLE 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)

09-21-2022 (Date)

The John R. Posthuma Living Trust dated 11/02/87 John R. Posthuma, Trustee (Name Printed)

1995 E Villa St (Address)

Pasadena, CA, 91107 (City/State/Zip)

626-796-5031 (Area Code/Telephone Number)

Tax ID/SS#

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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

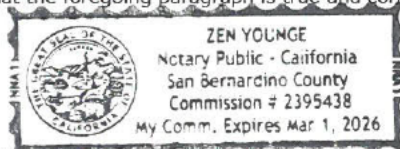
On 09/21/2022 before me, Zen Younge, Notary Public, personally appeared John B. Posthuma

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) Signature of Notary Public



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)

Jed Byerly, Managing Member of Global Discoveries Ltd. (Name Printed)

P.O. Box 1748 (Address)

Modesto, CA 95353-1748 (City/State/Zip)

Phone: (209) 593-3913

Tax ID/SS#

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 STANISLAUS

On 9/22/22 before me, Maria Mendoza, Notary Public, personally appeared Jed Byerly

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) Signature of Notary Public



117-174 (3/85) (Ret-Perm)



**CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY**  
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

**To: Jon Christensen, Treasurer-Tax Collector**

**Re: Claim for Excess Proceeds**

TC 218 Item 54 Parcel Identification Number: 322020006

Assessee: HERMOSILLO C J POSTHUMA JOHN R

Situs: PERRIS CA 92570

Date Sold: 4/21/2022

Date Deed to Purchaser Recorded: 7/7/2022

Final Date to Submit Claim: 7/7/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$49,807.92 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. 2018-0398928 and Others recorded on 10/9/2018. 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 Refer to Claim Summary and Supporting Documents Enclosed**

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 22<sup>nd</sup> day of September, 2022 at Modesto, CA  
County, State

Signature of Claimant  
Tax ID #

Signature of Claimant

Jed Byerly, Managing Member  
Global Discoveries Ltd.

Print Name

Print Name

1120 13th St. Suite A  
Street Address

Street Address

Modesto, CA 95354  
City, State, Zip

City, State, Zip

(209) 593-3913  
Phone Number

Phone Number

SCO 8-21 (1-99)

RECORDING REQUESTED BY:

AND WHEN RECORDED TO:

**John R. Posthuma**  
**Postco Properties**  
**1995 E. Villa St.**  
**Pasadena, CA 91107**

**Forward Tax Statements to  
the address given above**

**DOC # 2018-0398928**

10/09/2018 10:39 AM Fees: \$102.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: ELVIA #527

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: 180524157

Order #: 95519938

Loan #: HT13806

## TRUSTEE'S DEED UPON SALE

A.P.N.: 322-020-006-1

Transfer Tax: \$0.00

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE,  
SECTION 480.3

The Grantee Herein was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was **\$385,000.00**

The Amount Paid by the Grantee was **\$50,000.00**

Said Property is in the City of **Perris**, County of **Riverside**

**Total Lender Solutions, Inc.**, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

**C. J. Hermosillo, a single man, an undivided 18.46154 percent, John R. Posthuma, Trustee of the John R. Posthuma Living Trust dated 11/02/87 an undivided 66.15384%, and Carlos E. Zozula and Maria A. Zozula, husband and wife as joint tenants an undivided 15.38462 percent**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **Riverside**, State of California, described as follows:

**PARCEL 38, OF RECORD OF SURVEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGES 89-92, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Clara Zagal Maxines, a single woman** as Trustor, dated 1/26/2007 of the Official Records in the office of the Recorder of **Riverside**, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 2/6/2007, instrument number **20070086360**, Book , Page of official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within

**TRUSTEE'S DEED UPON SALE**

TS #: 180524157  
Loan #: HT13806  
Order #: 95519938

ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 10/5/2018. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$50,000.00, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

IN WITNESS WHEREOF, Total Lender Solutions, Inc., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: 10/5/2018

**Total Lender Solutions, Inc.**

By: Naomi Finkelstein  
Naomi Finkelstein, Asst. Vice-President

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 CA  
COUNTY OF San Diego

On 10/5/2018 before me, Brittany Anne Lokey, a notary public personally appeared, Naomi Finkelstein 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.

Brittany Anne Lokey  
Notary Name

(Seal)





**CERTIFICATION OF TRUSTEES UNDER TRUST**  
**(California Probate Code Section 18100.5)**

I, John R. Posthuma, being of legal age, declares under penalty of perjury:

1. Declarant(s) certify the existence of the following described Trust and state that he/she/they are all of the current trustees:

Name of Trust: The John R. Posthuma Living Trust dated 11/02/87  
Date of Trust: 11/02/87  
Trustor(s)/Settlor(s): John R. Posthuma and Rebecca Ruth Posthuma  
Original Trustee(s): John R. Posthuma  
Trust Identification, Social Security or Employer Identification

2. Declarant(s) state that the Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification to be incorrect. The name(s) of all persons who have any power to revoke the trust are: John R. Posthuma and Rebecca Ruth Posthuma

3. Declarant(s) state the following named trustee(s) is/are full empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiating for, contract for and executing the document(s) attached hereto, and that no trustee(s) other than the following named trustees are necessary under the Trust to sign said document(s):

Trustees authorized to sign: John R. Posthuma  
Nature of document: Assignment of Right to Collect Excess Proceeds  
Date of document: 09-21-2022

4. Declarant(s) state that to the best of their knowledge, there are no claims, challenges of any kind or cause of action alleged, contesting or questioning the validity of the Trust or the trustee's authority to act for the Trust.

5. This Declaration is prepared and executed pursuant to California Probate Code Section 18100.5.

Signed under penalty of perjury, this 21<sup>st</sup> day of September, 2022.

John R. Posthuma  
Signature

Name: John R. Posthuma  
Address: 1995 E Villa St  
City, State, Zip: Pasadena, CA, 91107

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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

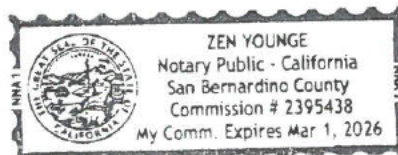
On 09/21/2022 before me, Zen Younge, Notary Public, personally appeared  
(Date) (here insert name and title of the officer)

John R. Posthuma, 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.

Zen Younge (seal)  
Signature of Notary Public





**AFFIDAVIT**

I, John R. Posthuma, do hereby declare:

1. I am over the age of 18 and a resident of Pasadena, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person who is listed as Trustee of the John R. Posthuma Living Trust dated 11/02/87 on the Trustee's Deed Upon Sale as Document Number: 2018-0398928, recorded on 10/09/2018 in Riverside County, CA.
3. I, John R. Posthuma am one and the same person who is listed as John Robert Posthuma on my CA Driver's License as DL#
4. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 322020006.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 21<sup>st</sup> day of September, 2022, in Pasadena, CALIFORNIA

X John Posthuma  
The John R. Posthuma Living Trust dated 11/02/87  
John R. Posthuma, Trustee

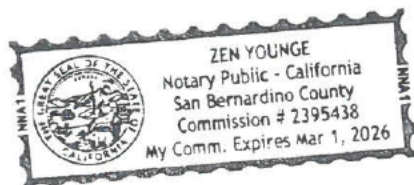
**JURAT**

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

Subscribed and sworn to (~~or affirmed~~) before me on this  
21<sup>st</sup> day of September, 20 22, by  
Date Month Year  
John R. Posthuma,  
Name of Signer

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature Zen Younge  
Signature of Notary Public

(Place Notary Seal Above)