

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



ITEM: 19.20
(ID # 25042)

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, Items 238 & 239. Last assessed to: Wilhelmina Whitfield, Barbara J. Grill, Carolyn Hass, and Donise Lent. District 2. [\$214-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claims from Donise E. Lent AKA Donise Lent, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 375171038 & 375171039;
2. Authorize and direct the Auditor-Controller to issue a warrant to Donise E. Lent AKA Donise Lent in the amount of \$213.65, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675; and
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$1,068.21 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

ACTION:Policy

Melissa Johnson

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: *Kimberly A. Rector*
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	\$ 214	\$ 0	\$ 214	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the 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 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

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

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 one claim for excess proceeds:

1. Claim from Donise E. Lent AKA Donise Lent based on an Affidavit Re Real Property of Small Value recorded September 25, 1990, as Instrument No. 1990-354038.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Donise E. Lent AKA Donise Lent be awarded excess proceeds in the amount of \$213.65. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$1,068.21 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.

EP 218	ITEM 238	375171038	\$790.93
EP 218	ITEM 239	375171039	\$490.93
TOTAL			\$1,281.86

Impact on Residents and Businesses

Excess proceeds will be released to one of the last assesseees of the property and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Lent


Evangelina Gregorio EO, Principal Mgmt Analyst 10/21/2024


Aaron Gettis, Chief of Deputy County Counsel 6/24/2024

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 238 Parcel Identification Number: 375171038

Assessee: GRILL, BARBARA J & HAAS, CAROLYN & LENT, DONISE & WHITFIELD, WILHELMINA

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 -9 PM 4:05
RIVERSIDE COUNTY
TREAS. TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 790.93 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 1990-354037, recorded on SEPT 29, 1990. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the 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 _____ day of _____, 20__ at _____ County, State

Donise E. Lent
Signature of Claimant

Signature of Claimant

DONISE E. LENT
Print Name

Print Name

6509 DAISY DR
Street Address

Street Address

DENTON, TX 76208
City, State, Zip

City, State, Zip

214-557-9207
Phone Number

Phone Number

donisee@VERIZON.NET
Email Address

Email Address

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 239 Parcel Identification Number: 375171039

Assessee: GRILL, BARBARA J & HAAS, CAROLYN & LENT, DONISE & WHITFIELD, WILHELMINA

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 -9 PM 4:05
RIVERSIDE COUNTY
TREAS-TAX COLLECTION

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 490,93 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 1990-354037; recorded on SEPT 20, 1990. 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.

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I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____, 20__ at _____
County, State

Donise E. Lent
Signature of Claimant

Signature of Claimant

DONISE E. LENT
Print Name

Print Name

6509 DAISY DR
Street Address

Street Address

DENTON, TX 76208
City, State, Zip

City, State, Zip

214-557-9207
Phone Number

Phone Number

donise@verizon.net
Email Address

Email Address

WHEN RECORDED RETURN TO

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): (After recording return to) TELEPHONE NO.
NANCY K. NELSON (714) 674-1454

Attorney at Law
31915 Mission Trail
Lake Elsinore, CA 92330

ATTORNEY FOR (Name): Affiants

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 4050 Main Street
MAILING ADDRESS: P. O. Box 431
CITY AND ZIP CODE: Riverside, CA 92502

BRANCH NAME:

MATTER OF (NAME):

DONALD E. THORSON

DECEDENT

AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE
(\$10,000 or Less)

CASE NUMBER

60739

FOR COURT USE ONLY
FILED
RIVERSIDE COUNTY

SEP 20 1990

by *A. Kolb*

S. Kolb
Deputy

FOR RECORDER'S USE ONLY

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.

SEP 25 1990

Recorder
Fees \$

354038

354038

1. Decedent (name): DONALD E. THORSON died on (date): 12-17-86
2. Decedent died at (city, state): Sylvania, Ohio
3. At least six months have elapsed since the date of death of decedent as shown in the certified copy of decedent's death certificate attached to this affidavit. (Attach a certified copy of decedent's death certificate.)
4. a. Decedent was domiciled in this county at the time of death.
b. Decedent was not domiciled in California at the time of death. Decedent died owning real property in this county.
5. a. The following is a legal description of decedent's real property claimed by the declarants (copy description from deed or other legal instrument):
 described in an attachment labeled "Attachment 5a."

b. Decedent's interest in this real property is as follows (specify): The undivided one-half interest described is owned by the decedent in fee.

6. Each declarant is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real property described in item 5a, and no other person has a superior right, because each declarant is

- a. (will) a beneficiary who succeeded to the property under decedent's will. (Attach a copy of the will.)
- b. (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.

7. Names and addresses of each guardian or conservator of decedent's estate at date of death

none are as follows (specify): BARBARA J. GRILL
4211 Elmhurst
Toledo, Ohio 43613

8. The gross value of all real property in decedent's estate located in California as shown by the inventory and appraisal, excluding the real property described in section 13050 of the Probate Code (joint tenancy, property passing to decedent's spouse, etc.), does not exceed \$10,000.

9. An inventory and appraisal of decedent's real property in California is attached. The inventory and appraisal was made by a probate referee appointed for the county in which the property is located. (You may use Judicial Council form DE-160.)

10. No proceeding is now being or has been conducted in California for administration of decedent's estate.

(Continued on reverse)

*You must personally serve or mail a copy of this affidavit with attachments to each person named in item 7.

Form Adopted by the
Judicial Council of California
DE-305 (Rev. January 1, 1989)

AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE
(Probate)

Probate Code, § 13200

354038

MATTER OF (NAME): DONALD E. THORSON	CASE NUMBER
DECEDENT	

11. Funeral expenses, expenses of last illness, and all known unsecured debts of the decedent have been paid. *INOTE: You may be personally liable for decedent's unsecured debts up to the fair market value of the real property and any income you receive from it.*

I declare under penalty of perjury under the laws of the state of California that the foregoing is true and correct.

Date: 7-11-90

BARBARA J. GRILL, Daughter
Date: 8-2-90 (TYPE OR PRINT NAME)

Barbara J. Grill, Daughter
(SIGNATURE OF DECLARANT)

CAROLYN HAAS, Daughter
Date: 8-10-90 (TYPE OR PRINT NAME)

Carolyn Haas, Daughter
(SIGNATURE OF DECLARANT)

DONISE LENT, Daughter
(TYPE OR PRINT NAME)

Donise Lent
(SIGNATURE OF DECLARANT)

NOTARY ACKNOWLEDGMENTS (NOTE: No notary acknowledgment may be affixed as a rider (small strip) to this page. If additional notary acknowledgments are required, they must be attached as R's by 11-inch pages.)

STATE OF OHIO COUNTY OF (specify): IUCAS
(Name): BARBARA J. GRILL

whose name is subscribed to the foregoing affidavit,

on (date): JULY 11, 1990 personally appeared before me and acknowledged that he or she executed the affidavit, and

- a. is known to me to be that person, or
- b. was proved to be that person by satisfactory evidence.

(NOTARY SEAL)
Glynis L. Foster
GLYNIS L. FOSTER
NOTARY PUBLIC, STATE OF OHIO
Commission Expires Jan. 27, 1994
(SIGNATURE OF NOTARY PUBLIC)

STATE OF Ohio COUNTY OF (specify): Franklin
(Name): Carolyn Haas

whose name is subscribed to the foregoing affidavit,

on (date): August 2, 1990 personally appeared before me and acknowledged that he or she executed the affidavit, and

- a. is known to me to be that person, or
- b. was proved to be that person by satisfactory evidence.

(NOTARY SEAL)
Rosa Jimenez
ROSA JIMENEZ
NOTARY PUBLIC, STATE OF OHIO
Commission Expires Jan. 27, 1994
(SIGNATURE OF NOTARY PUBLIC)

STATE OF Texas COUNTY OF (specify): Denton
(Name): Donise Lent

whose name is subscribed to the foregoing affidavit,

on (date): August 10, 1990 personally appeared before me and acknowledged that he or she executed the affidavit, and

- a. is known to me to be that person, or
- b. was proved to be that person by satisfactory evidence.

(NOTARY SEAL)
Margarita M. Mendocza
MARGARITA M. MENDOCZA
MY COMMISSION EXPIRES
October 16, 1993
(SIGNATURE OF NOTARY PUBLIC)

(SEAL)

CLERK'S CERTIFICATE

I certify that the foregoing, including any attached notary acknowledgements and any attached legal description of the property (but excluding other attachments), is a true and correct copy of the original affidavit on file in my office. (Certified copies of this affidavit do not include the (1) death certificate, (2) will, or (3) inventory and appraisal. See Probate Code section 13202.)

Date: SEP 20 1990 Clerk, by *D. Kell* Deputy

ATTACHMENT 5a

1. Real property in the County of Riverside, State of California described as:

Lots 88 and 89 of Sunset Knolls, Unit One at Lake Elsinore, as per map recorded in Book 18; Pages 60 and 61 of Maps, Records of said County.

2. Real property in the County of Riverside, State of California described as:

Lot 98 of Sunset Knolls, Unit One at Lake Elsinore, as per map recorded in Book 18, Pages 60 and 61 of Maps, Records of said County;

Also that portion of Lot 97 of Sunset Knolls, Unit One at Lake Elsinore, as per map recorded in Book 18, Pages 60 and 61 of Maps, Records of said County, bounded and described as follows:

Beginning at the most northerly corner of said lot; thence southerly along the westerly line of said lot a distance of 37.5 feet; thence southeasterly a distance of 324 feet, more or less, in a direct line to a point in the southeasterly line of said lot which point is distant northeasterly 30 feet, measured along said southeasterly line, from the most southerly corner of said lot; thence northeasterly along said southeasterly line 30 feet, to the most easterly corner of said lot; thence northwesterly along the northeasterly line of said lot 409 feet, to the point of beginning.

Also that portion of Lot 99 of Sunset Knolls, Unit One at Lake Elsinore, as per map recorded in Book 18, Pages 60 and 61 of Maps, Records of said County, bounded and described as follows:

Beginning at a point on the southeasterly line of said Lot 99 which point is

distant northeasterly 45 feet from the most southerly corner of said Lot 99; thence northwesterly a distance of 350 feet, more or less, in a direct line to the southwest corner of Lot 112 in said Sunset Knolls, Unit One; thence westerly along the northerly line of said Lot 99, a distance of 53 feet, more or less, to the most westerly corner of said Lot 99; thence southeasterly along the southwesterly line of said Lot 99, a distance of 391 feet, more or less, to the most southerly corner of said Lot 99; thence northeasterly along the southeasterly line of said Lot 99, a distance of 45 feet, to the point of beginning.

3. Real property in the County of San Bernardino, State of California described as:

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 2 West, San Bernardino Base and Meridian.

4. all rights to gas, oil, and other hydrocarbon substances appurtenant to that real property located in the County of Fresno, State of California described as:

Lot 26 in Block 1 of Fresno District Subdivision No. 2 in Section 12, Township 21 South, Range 17, East Mt. Diablo Base and Meridan.

END RECORDED DOCUMENT