

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



ITEM: 19.23
(ID # 25239)

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. 217, Item 4733. Last assessed to: Renato De La Rosa, an unmarried man. District 4. [\$174,083-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Nancy Sera for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 639273001;
2. Approve the claim from Renato De La Rosa, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 639273001;
3. Deny the claim from the City of Desert Hot Springs for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 639273001; and
4. Authorize and direct the Auditor-Controller to issue a warrant to Nancy Sera in the amount of \$153,900.00 and to Renato De La Rosa in the amount of \$20,182.83, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

ACTION:Policy


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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 174,083	\$ 0	\$ 174,083	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 18, 2021 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 28, 2021. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 4, 2021, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as various other research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from Nancy Sera based on a Long Form Deed of Trust and Assignment of Rents (Individual) recorded March 13, 2017 as Instrument No. 2017-0102448.
2. Claim from Renato De La Rosa based on a Grant Deed recorded August 25, 2016 as Instrument No. 2016-0366213.
3. Claim from the City of Desert Hot Springs based on Notices of Pendency of Administrative Proceedings recorded April 24, 2012 as Instrument No. 2012-0184694, July 2, 2015 as Instrument No. 2015-0286769, and May 4, 2021 as Instrument No. 2021-0276328 and a Notice of Pendency of Action recorded April 27, 2018 as Instrument No. 2018-0163091.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Nancy Sera be awarded excess proceeds in the amount \$153,900.00 and Renato De La Rosa be awarded excess proceeds in the amount of \$20,182.83. The claim from the City of Desert Hot Springs be denied since they were not a party of interest at time of sale; their claim pertains to fees from a receivership recorded after the sale date and a 2021 special assessment that was fully paid with the 2020-2021 annual tax bill. 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 and the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Sera

ATTACHMENT B. Claim DeLaRosa

ATTACHMENT C. Claim DHS


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


Aaron Gettis, Chief of Deputy County Counsel 10/8/2024

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4733 Parcel Identification Number: 639273001

Assessee: DELAROSA, RENATO

Situs: 11360 PALM DR DESERT HOT SPRINGS CA 92240

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED
2021 AUG 19 PM 3:23
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$153,900 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2017-0102448 recorded on 3/13/2017. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Long Form Deed of Trust and Assignment of Rents (Individual)
Note Secured By Deed of Trust (\$135,000 plus 2 years of
unpaid interest of \$18,900)

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 14th day of August, 2021 at Los Angeles, CA
County, State

Nancy Sera
Signature of Claimant

Signature of Claimant

Nancy Sera
Print Name

Print Name

6323 Matilija Ave.
Street Address

Street Address

Van Nuys, CA 91401
City, State, Zip

City, State, Zip

(213) 925-2251
Phone Number

Phone Number

nsera@yahoo.com
Email Address

Email Address

2017-0102448

03/13/2017 02:40 PM Fee: \$ 62.00

Page 1 of 5

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



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

NAVY SERA
1322 AILESANDRO ST
LOS ANGELOS CA 90026

478	14				R	A	Exam:	110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
5	2									
SIZE	NCOR	SMF	NCHG	T:						

Space above this line for recorder's use only

(62)

LONG FORM DEED OF TRUST AND ASSIGNMENT OF BENT (INDIVID)
Title of Document

TRA: _____

DTT: _____

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NANCY SERA
1322 ALLESANDRO STREET
LOS ANGELES, CALIFORNIA 90026

LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

TITLE ORDER NO. ESCROW NO. APN NO. 0338-043-59-0-000

This Deed of Trust, made this 8th day of MARCH, 2017
between RENATO DE LA ROSA

whose address is 6323 MATILIJA AVENUE, VAN NUYS, CALIFORNIA 91401

Stewart Title of California, Inc., herein called Trustee, and NANCY SERA

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, that property in RIVERSIDE California, described as: , herein called Beneficiary, County,

Lot 1 in Block "G" of Desert Hot Springs Track #4, as per map recorded in Book 24, pages 56 and 57, in the office of the County Recorder of said County.

APN: 639-273-001-3, also commonly known as 11360 Palm Drive, Desert Hot Springs, CA.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions herein to collect and apply such rents, issues and profits. **For the Purpose of Securing:** (1) Performance of each agreement of Trustor incorporated by reference or contained herein; (2) Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of One Hundred Thirty-Five Thousand Dollars (\$135,000) executed by Trustor in favor of Beneficiary; or (3) Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof, not to commit, suffer or permit any act upon said property in violations of law to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general

(2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto, all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto, and in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his rights either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property, consent to the making of any map or plot thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary state that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "The person or persons legally entitled thereto "Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby give to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees. Upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder. Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in

such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby whether or not named as Beneficiary herein in this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Renato De La Rosa 3/13/17
Renato De La Rosa

State of California

County of Los Angeles

On 3/13/17 before me, (here insert name and title of the officer), personally appeared _____, 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 See attachment for Notary Public (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 3/13/17 before me, Kianoush Homayouni, a notary public
Date Here Insert Name and Title of the Officer
personally appeared Renato De la Rosa
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Long Form deed of Trust & a Assignment of Rents
Document Date: 3/13/17 Number of Pages: 3
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

DO NOT DESTROY THIS NOTE: When paid, said original note, together with the Deed of Trust securing same, must be surrendered to Trustee for cancellation before reconveyance will be made.

NOTE SECURED BY DEED OF TRUST
(INSTALLMENT-INTEREST INCLUDED)

\$135,000

Los Angeles, California,

In installments as herein stated, for value received, I promise to pay to NANCY SERA, or order, at 6323 Matilija Avenue, Van Nuys, California 91401, the sum of ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS, with interest from March 8, 2017 on unpaid principal at the rate of seven per cent per annum; principal and interest payable in installments of SEVEN HUNDRED EIGHTY-SEVEN AND 50/100DOLLARS, or more on the 8th day of each month, beginning on the 8th day of April and continuing until March 2022.

Each payment shall be credited first on interest then due and the remainder on principal; and interest shall thereupon cease upon the principal so credited. Should interest not be so paid it shall thereafter bear like interest as the principal, but such unpaid interest so compounded shall not exceed and amount equal to simple interest on the unpaid principal at the maximum rate permitted by law. Should default be made in payment of any installment of principal or interest when due the whole sum of principal and interest shall become immediately due at the option of the holder of this note. Principal and interest payable in lawful money of the United States. If action be instituted on this note I promise to pay such sum as the Court may fix as attorney's fees. This note is secured by a deed of trust to STEWART TITLE OF CALIFORNIA, INC., as Trustee.



RENATO DE LA ROSA

3/8/2017

DO NOT DESTROY THIS NOTE

MATTHEW JENNINGS
 County of Riverside Treasurer - Tax Collector



Giovane Pizano
 Assistant Treasurer
 May 9, 2024

Melissa Johnson
 Assistant Tax Collector

Nancy Sera
 6323 Matilija Ave
 Van Nuys, CA 91401

Re: PIN: 639273001
 TC 217 Item 4733
 Date of Sale: May 18, 2021

To Whom It May Concern:

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

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

- | | |
|--|--|
| <input type="checkbox"/> Copy of a trust/will | <input checked="" type="checkbox"/> Notarized Updated Statement of Monies Owed (up to date of tax sale) |
| <input type="checkbox"/> Notarized Statement of different/misspelled | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Original Notarized Authorization for Agent for Gary S. Hahn | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Copy of Marriage Certificate for | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| <input type="checkbox"/> Original Note/Payment Book | <input type="checkbox"/> Other: |

Please send in all **original** documents by **June 9, 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) 955-3336/Fax: (951) 955-

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> <hr/> <p>D. Is delivery address different from the return address? If YES, enter delivery address</p>
<p>1. Article Addressed to:</p> <p>Nancy Sera 6323 Matilija Ave Van Nuys, CA 91401</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7003 2260 0004 1554 6025</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)



9590 9402 7411 2055 3969 39

RECEIVED

UPDATED STATEMENT OF MONIES OWED

2024 MAY 28 PM 4:12

PIN: 639273001

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 217 Item 4733

Date of Sale: May 18, 2021

DATE: May 24, 2024
 LOAN AMOUNT: \$135,000
 BORROWER: Renato De La Rosa
 LENDER: Nancy Sera
 INTEREST RATE: 7%
 MATURITYDATE: April 1, 2018

BALANCE DUE AS OF May 18, 2021 is \$153,900.

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

Executed this 24th day of May 2024.

Nancy Sera
 Nancy Sera

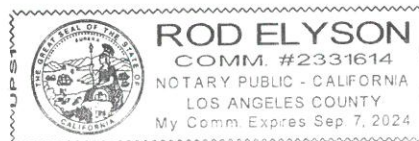
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 27th day of May, 2024, by Nancy Sera

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

Signature *Rod Elyson* (Seal)



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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4733 Parcel Identification Number: 639273001

Assessee: DELAROSA, RENATO

Situs: 11360 PALM DR DESERT HOT SPRINGS CA 92240

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED
2021 AUG 16 PM 3:52
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 174,950 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. 2014-0414525; recorded on 10/30/14. 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.

There was a second Grand deed recorded to clear up foreclosure DOC# 2016-03-0366213

SEE ATTACHMENT FOR BOTH GRAND DEED

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 13th day of August, 2021 at Los Angeles County, California
County, State

Renato de la Rosa
Signature of Claimant

Signature of Claimant

RENATO De La ROSA
Print Name

Print Name

6323 MATI LWA AVE
Street Address

Street Address

VANNUYS CA 91401
City, State, Zip

City, State, Zip

213-840-8175
Phone Number

Phone Number

RENATO De La ROSA @ yahoo.com
Email Address

Email Address

2016-0366213

08/25/2016 01:52 PM Fee: \$ 21.00

Page 1 of 3

Recorded in Official Records
County of Riverside

Peter Aldana
Assessor-County Clerk-Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Creative Inv. Grp. Inc.

AND WHEN RECORDED MAIL TO:

Renato De La Rosa
6323 Matilija Ave.
Van Nuys, CA 91401

APN: 639-273-001-3

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

466

Space above this line for recorder's use only

GRANT DEED

Title of Document

TRA: _____

DTT: _____

"THIS GRANT DEED IS BEING RE-RECORDED TO CORRECT TITLE AND "OWNERSHIP TO SAID PROPERTY AND RE-AFFIRMING THE PRIOR GRANT"
"DEED RECORDED OCTOBER 30, 2014 AS DOC # 2014-0414525."

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
CREATIVE INV GRP INC
AND WHEN RECORDED MAIL TO:
RENATO DE LA ROSA
6323 MATILIJA AVE.
VAN NUYS, CA 91401

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: GRANT DEED Escrow No.:

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ -0-

[x] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [x] City of DHS AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CREATIVE INVESTMENT GROUP INC. A CALIFORNIA CORPORATION
hereby GRANT(s) to:
RENATO DE LA ROSA, AN UNMARRIED MAN

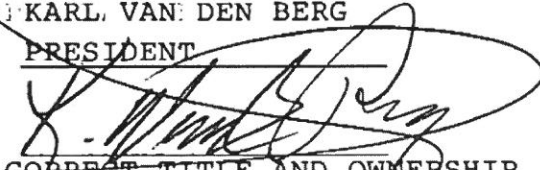
The real property in the City of DHS, County of RIVERSIDE, State of California, described as:

APN#: 639-273-001-3 SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Dated JULY 20, 2016

CREATIVE INVESTMENT GROUP INC.,
A CALIFORNIA CORPORATION
By: KARL VAN DEN BERG
PRESIDENT

EX



THIS GRANT DEED IS BEING RE-RECORDED TO CORRECT TITLE AND OWNERSHIP TO SAID PROPERTY AND RE-AFFIRMING THE PRIOR GRANT DEED RECORDED ON OCTOBER 30, 2014 AS DOCUMENT NO. 2014-0414525.


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.

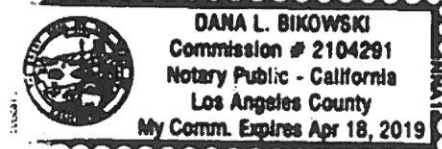
STATE OF CALIFORNIA
COUNTY OF Los Angeles

On July 20, 2016 before me, Dana L. Bikowski A Notary Public personally appeared Karl Van Den Berg 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)



LEGAL DESCRIPTION

Lot 1, in Block "G", of Desert Hot Springs Tract No. 4, in the City of Desert Hot Springs, County of Riverside, State of California, as per map recorded in Book 24, Pages 56 and 57 of Maps, in the office of the County Recorder of said Riverside County

Commonly Known As:

11360 Palm Drive, Desert Hot Springs, California 92240

APN: 639-273-001-3

Unofficial Copy

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4733 Parcel Identification Number: 639273001

Assessee: DELAROSA, RENATO

Situs: 11360 PALM DR DESERT HOT SPRINGS CA 92240

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

2022 JUL 21 PM 2:08
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Final Date to Submit Claim: July 28, 2022

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 97,915.61 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 attached; recorded on various dates. 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.

The City of Desert Hot Springs has had several administrative proceedings, including a receivership action for numerous violations at the property. Based on the recorded documents, the City seeks its attorneys fees and costs for the administration proceedings and receiver action and has attached copies of the relevant billings and costs spreadsheets and backup.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 20th day of July, 2022 at Riverside, CA
County, State


Signature of Claimant

Signature of Claimant

Tuan-Anh Vu, Deputy City Attorney
Print Name

Print Name

3403 Tenth Street, Suite 700
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

(951) 783-9470
Phone Number

Phone Number

tuan.vu@streamkim.com
Email Address

Email Address



RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:
City of Desert Hot Springs
POLICE DEPARTMENT
Code Enforcement Division
65950 Pierson Boulevard
Desert Hot Springs, CA 92240
Ph: (760) 329-6411 x266
Fax: (760) 251-6239

S	R	U									
S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY		
M	A	L	465	426	PCOR	NCOR	SMF	NCHG		EXAM	

(Space a

OWNERS OF RECORD:	CASE NO: 2011-00001741
	ADDRESS: 11360 Palm Dr
Creative Investment Group Inc	Desert Hot Springs, CA 92240
and Does 1 thru X	APN: 639273001

026

M
026

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

Notice is hereby given to all persons, pursuant to the Desert Hot Springs Municipal Code, Chapter 8, that administrative abatement proceedings have been commenced with respect to the property or land located upon the following described real property in the City of Desert Hot Springs;
Lot: 1 Block: G Tract No: 4 Abbreviated Description: LOT:1 BLK:G TR#:4 LOT 1 BLK G MB 024/056
DESERT HOT SPRINGS TR 4 City/Muni/Twp: DESERT HOT SPRINGS

that such proceedings are based upon the non-compliance of such structure or land with the requirements of the City of Desert Hot Springs Municipal Code; that every owner of said real property waives their right to hearing on such proceedings unless a proper request is made in the form and within the time prescribed by the code cited; and that failure to comply with the lawful orders of the Building Official, heretofore and hereto after issued relative to the above matter may result in demolition of the offending structure or abatement of the public nuisance and assessment of the costs and expense thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, 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 of Pendency will remain public record until the City of Desert Hot Springs Municipal Code violations and other related codes adopted by the City; have been corrected and all contractor abatement and/or direct costs incurred by the City have been paid and corrections verified by the Code Enforcement Division. To verify the existence of lien(s) or amount of abatement costs, you must contact the office of the City of Desert Hot Springs Police Department, Code Enforcement Division, 65950 Pierson Blvd., Desert Hot Springs, CA 92240, or by calling Officer Jim Schooley at (760) 329-6411, ext. 266.

By: Jim Schooley
City of Desert Hot Springs
Jim Schooley, Code Enforcement Officer

DATE: March 26 2012

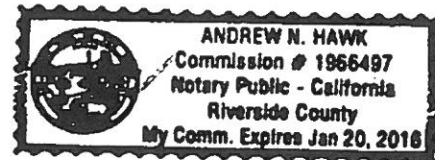
State of California
County of Riverside

On March 26 2012, before me, Andrew N. Hawk, Notary Public, personally appeared Jim Schooley who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within said instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: [Signature]



2015-0286769

07/02/2015 08:00 AM Fee: \$ 0.00

Page 1 of 1

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

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:
City of Desert Hot Springs
Community Development Department
Community Preservation Division
65950 Pierson Boulevard
Desert Hot Springs, CA 92240
Ph: (760) 329-6411 x266
Fax: (760) 251-6239

369									778
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG T:						

OWNERS OF RECORD:	CASE NO: 2014-00001408
	ADDRESS: 11360 Palm Drive
Creative Investment Group Inc	Desert Hot Springs, CA 92240
and Does 1 thru X	APN: 639273001

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

Notice is hereby given to all persons, pursuant to the Desert Hot Springs Municipal Code, Chapter 8, that administrative abatement proceedings have been commenced with respect to the property or land located upon the following described real property in the City of Desert Hot Springs;

Lot: 1 Block: G Tract No: 4 Abbreviated Description: LOT:1 BLK:G TR#:4 LOT 1 BLK G MB 024/056
DESERT HOT SPRINGS TR 4 City/Muni/Twp: DESERT HOT SPRINGS

that such proceedings are based upon the non-compliance of such structure or land with the requirements of the City of Desert Hot Springs Municipal Code; that every owner of said real property waives their right to hearing on such proceedings unless a proper request is made in the form and within the time prescribed by the code cited; and that failure to comply with the lawful orders of the Building Official, heretofore and hereto after issued relative to the above matter may result in demolition of the offending structure or abatement of the public nuisance and assessment of the costs and expense thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, 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 of Pendency will remain public record until the City of Desert Hot Springs Municipal Code violations and other related codes adopted by the City; have been corrected and all contractor abatement and/or direct costs incurred by the City have been paid and corrections verified by the Community Preservation Division. To verify the existence of lien(s) or amount of abatement costs, you must contact the office of the City of Desert Hot Springs Community Development Department, Community Preservation Division, 65950 Pierson Blvd., Desert Hot Springs, CA 92240, or by calling Officer David Williams at (760) 329-6411, ext. 266.

DATE: May 20, 2015

By: *David Williams*
City of Desert Hot Springs, David Williams, Community Preservation Officer

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 June 3, 2015, before me, Kristie L. Ramos, Notary Public, personally appeared David Williams, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within said instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: *Kristie Ramos*



**Recording requested by and
when recorded, return to:**

Jennifer Mizrahi, City Attorney
Tuan-Anh Vu, Deputy City Attorney
Law Offices of Quintanilla & Associates
P.O. Box 176
Rancho Mirage, California 92270

Assessor's Parcel No. 639-273-001

2018-0163091

04/27/2018 10:12 AM Fee: \$ 0.00

Page 1 of 5

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



680

(Above Space for Recorder's Use Only)

(Exempt from recording fees pursuant to Government Code Sections 6103 and 27383)

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF RIVERSIDE, PALM SPRINGS COURT

CITY OF DESERT HOT SPRINGS,

Plaintiff,

vs.

RENATO DE LA ROSA, an individual;
WHOLE HEALTH INSTITUTE, a business
entity of unknown form; MARY QUINN aka
MARY FERGUSON, an individual;
M.U.S.A., INC., a California Corporation;
CAROLYN MARION LUCKETT, an
individual; LISA COSTELLO, AS TRUSTEE
OF THE LISA COSTELLO REVOCABLE
LIVING TRUST; ROBERT BAROUH, an
individual; NANCY SERA, an individual;
and DOES 1-20, inclusive.

Defendants.

CASE NO: PSC1802371

NOTICE OF PENDENCY OF ACTION
CODE CIV. PROC. §405.20

TO ALL PERSONS AND PARTIES HAVING OR CLAIMING ANY INTEREST IN THE FOLLOWING PROPERTY:

Property Address: 11360 Palm Drive, Desert Hot Springs, California
92240
Assessor Parcel Number: 639-273-001
Legal Description: See attached Exhibit "A"

AND TO:

Property owner of record and address: Renato De La Rosa
6323 Matilija Avenue
Van Nuys, Ca 91401

(BEING ALL PARTIES KNOWN TO HAVE A RECORD INTEREST IN SUCH PROPERTY)

PLEASE TAKE NOTICE that the City of Desert Hot Springs, a municipal corporation, has determined that a violation(s) and/or public nuisance condition(s) exists on the real property described above and has instituted a civil action to abate or enjoin the conditions causing the nuisance and/or violation(s) and charge the property owner of record for all costs of remedial and/or abatement actions incurred by the City including, but not limited to, legal and administrative costs and attorneys' fees. Should the property owner of record fail to pay the remedial and/or abatement costs, said costs may become a special assessment or lien against the subject property.

PLEASE TAKE FURTHER NOTICE that all parties who may hereafter have or claim an interest in the subject property are hereby placed on notice of the action set forth herein upon recordation of this notice in the office of the recorder of the County of Riverside pursuant to California Code of Civil Procedure §405.20. This notice of pendency of action shall be withdrawn by the City of Desert Hot Springs upon abatement of all known public nuisance condition(s) and/or the remedy of all violation(s) identified to exist on the subject property and the payment of all remedial and/or abatement costs, if any, incurred by the City and/or the Court appointed receiver to abate or enjoin said nuisance condition(s) and/or violation(s).

Information regarding this Notice may be obtained from the Law Offices of Quintanilla & Associates in Rancho Mirage at (760) 285-3030.

I declare under penalty of perjury that the foregoing information is true and correct.

DATE: April 26, 2018

CITY OF DESERT HOT SPRINGS,
A municipal corporation

BY: TW
Tuan-Anh Vu, Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 1 in Block "G" of Desert Hot Springs Tract #4, in the City of Desert Hot Springs, County of Riverside, State of California, as shown by Map on file in Book 24, Pages 56 and 57 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No. 639-273-001.

RECORDING REQUESTED BY:
 AND WHEN RECORDED MAIL TO:
 Desert Hot Springs Police Department
 Code Compliance Division
 65950 Pierson Boulevard
 Desert Hot Springs, CA 92240
 Ph: (760) 329-6411 x266
 Fax: (760) 251-6239

2021-0276328

05/04/2021 11:17 AM Fee: \$ 0.00

Page 1 of 1

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



1032

OWNERS OF RECORD:	CASE NUMBER: CODE-19-565
RENATO DE LA ROSA	ADDRESS: 11360 PALM DRIVE
AND DOES 1 THRU X OWNERS	DESERT HOT SPRINGS, CA 92240
	PARCEL NUMBER: 639-273-001

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS


Notice is hereby given to all persons, pursuant to the Desert Hot Springs Municipal Code, Chapter 8, that administrative abatement proceedings have been commenced with respect to the property or land located upon the following described real property in the City of Desert Hot Springs;

LOT 1 BLK G MB 024/056 DESERT HOT SPRINGS TR 4

that such proceedings are based upon the non-compliance of such structure or land with the requirements of the City of Desert Hot Springs Municipal Code; that every owner of said real property waives their right to hearing on such proceedings unless a proper request is made in the form and within the time prescribed by the code cited; and that failure to comply with the lawful orders of the Building Official, heretofore and hereto after issued relative to the above matter may result in demolition of the offending structure or abatement of the public nuisance and assessment of the costs and expense thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, 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 of Pendency will remain public record until the City of Desert Hot Springs Municipal Code violations and other related codes adopted by the City; have been corrected and all contractor abatement and/or direct costs incurred by the City have been paid and corrections verified by the Code Compliance Division. To verify the existence of lien(s) or amount of abatement costs, you must contact the office of the Desert Hot Springs Police Department, Code Compliance Division, 65950 Pierson Blvd., Desert Hot Springs, CA 92240, or by calling Compliance Manager, Christina Newsom at (760) 329-6411, Ext. 265.

DATE: APRIL 26, 2021

By: 
 Christina Newsom, Compliance Manager
 City of Desert Hot Springs

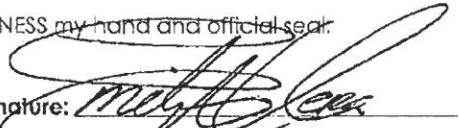
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

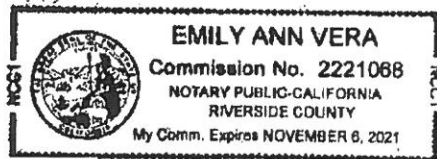
State of California
 County of Riverside

On April 26, 2021, before me, Emily Ann Vera, Notary Public, personally appeared Christina Newsom, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within said instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: 



Invoice Date	Amount		
Nov 2016	\$606.00		
Dec 2016	\$19.50	2016 Total	\$625.50
Jan 2017	No Work		
Feb 2017	No Work		
Mar 2017	\$297.50		
Apr 2017	\$105.00		
May 2017	\$74.00		
Jun 2017	No Work		
Jul 2017	\$122.50		
Aug 2017	\$2,057.50		
Sep 2017	\$2,399.50		
Oct 2017	\$1,225.00		
Nov 2017	\$2,225.00		
Dec 2017	\$1,977.50	2017 Total	\$10,483.50
Jan 2018	\$1,187.45		
Feb 2018	\$722.00		
Mar 2018	\$210.00		
Apr 2018	\$1,234.10		
May 2018	\$918.75		
Jun 2018	\$2,423.80		
Jul 2018	\$2,142.10		
Aug 2018	\$140.00		
Sep 2018	\$805.00		
Oct 2018	\$332.96		
Nov 2018	\$713.50		
Dec 2018	\$2,008.00	2018 Total	\$12,837.66
Jan 2019	\$1,535.00		
Feb 2019	\$3,600.00		
Mar 2019	\$35.00		
Apr 2019	No Work		
May 2019	No work		
Jun 2019	\$41.00		
Jul 2019	\$60.00		
Aug 2019	No Work		
Sep 2019	No Work		
Oct 2019	No Work		
Nov 2019	No Work		
Dec 2019	\$1,680.00	2019 Total	\$6,951.00
Jan 2020	\$1,697.00		
Feb 2020	\$15,138.50		
Mar 2020	\$2,717.50		
Apr 2020	\$5,438.60		
May 2020	\$2,490.75		
Jun 2020	\$849.00		
Jul 2020	\$330.00		
Aug 2020	\$220.50		
Sep 2020	\$2,628.00		
Oct 2020	\$1,737.00		
Nov 2020	\$2,235.00		
Dec 2020	\$5,077.50		
Jan 2021	\$1,909.00		
Feb 2021	\$1,230.00		
Mar 2021	\$787.50		
Apr 2021	\$1,272.50		
May 2021	\$1,952.50		
Jun 2021	\$1,149.30	2020 Total	\$64,902.65
Jul 2021	\$16,042.50		
Total			\$95,800.31
			\$2,115 costs
			\$97,915.61

Montellano, Megan

From: Tuan-Anh Vu <tuan.vu@streamkim.com>
Sent: Monday, May 13, 2024 10:57 AM
To: RCTTC Excess Proceeds
Subject: RE: Claim EP 217-4733

Importance: High

Hello,

The City currently has an active receivership case against the property and the new owner. The property has been under various code enforcement actions since 2012. There has been no resolution yet.

The City recorded special assessments post-tax sale in the amount of \$21,873.95. Of this amount, \$19,710.50 constitutes legal fees incurred by the City prior to the tax sale. The \$19,710.50 overlaps with the \$97,915.61 requested in the City's original application for excess proceeds.

The City has a statutory right to the full \$97,915.61 requested in the original application. If awarded the full amount, the City will remove \$19,710.50 from the special assessment to prevent double dipping. I believe this will be the best way to reimburse the City for its enforcement efforts. Thank you.

Tuan-Anh Vu

Attorney

Stream Kim Hicks Wrage & Alfaro, PC
3403 Tenth Street, Suite 700
Riverside CA, 92501
<http://www.streamkimlaw.com>

T: 951-783-9470
F: 951-783-9475
M: 951-966-0735

1. Privileged and Confidential Communication. The information contained in this email and any attachments may be confidential or subject to the attorney client privilege or attorney work product doctrine. If you are not the intended recipient of this communication, you may not use, disclose, print, copy or disseminate the same. If you have received this in error, please notify the sender and destroy all copies of this message.
2. Notice re Tax Advice. Any tax advice contained in this email, including any attachments, is not intended or written to be used, and cannot be used, by you or any other recipient for the purpose of (a) avoiding penalties that may otherwise be imposed by the IRS, or (b) supporting, promoting, marketing, or recommending any transaction or matter to any third party.
3. Transmission of Viruses. Although this communication, and any attached documents or files, are believed to be free of any virus or other defect, it is the responsibility of the recipient to ensure that it is virus free, and the sender does not accept any responsibility for any loss or damage arising in any way from its use.
4. Security of Email. Electronic mail is sent over the public internet and may not be secure. Thus, we cannot guarantee the privacy or confidentiality of such information.

From: RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>
Sent: Thursday, May 9, 2024 9:14 AM

To: Tuan-Anh Vu <tuan.vu@streamkim.com>
Subject: RE: Claim EP 217-4733

Good morning Mr. Vu,

I have begun the review of the claim referenced below. Do you have any additional information regarding the Notices of Pendency of Administrative Proceedings, whether there has been a judgment or resolution of the recorded documents going back to 2012? Or is there any lien securing amounts due per the claim package received by the city?

With gratitude,

Megan Montellano

Accounting Technician I
Tax Sale Operations



From: Tuan-Anh Vu <tuan.vu@streamkim.com>
Sent: Tuesday, April 2, 2024 10:00 AM
To: RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>
Subject: RE: Claim EP 217-4733

Hello,

Can you please give me an update on the status of the City's claim?

Tuan-Anh Vu
Attorney

Stream Kim Hicks Wrage & Alfaro, PC
3403 Tenth Street, Suite 700
Riverside CA, 92501
<http://www.streamkimlaw.com>

T: 951-783-9470
F: 951-783-9475
M: 951-966-0735

1. Privileged and Confidential Communication. The information contained in this email and any attachments may be confidential or subject to the attorney client privilege or attorney work product doctrine. If you are not the intended recipient of this communication, you may not use, disclose, print, copy or disseminate the same. If you have received this in error, please notify the sender and destroy all copies of this message.
2. Notice re Tax Advice. Any tax advice contained in this email, including any attachments, is not intended or written to be used, and cannot be used, by you or any other recipient for the purpose of (a) avoiding penalties that may otherwise be imposed by the IRS, or (b) supporting, promoting, marketing, or recommending any transaction or matter to any third party.
3. Transmission of Viruses. Although this communication, and any attached documents or files, are believed to be free of any virus or other defect, it is the responsibility of the recipient to ensure that it is virus free, and the sender does not accept any responsibility for any loss or damage arising in any way from its use.

Ambriz, Maricela

From: Tuan-Anh Vu <tuan.vu@streamkim.com>
Sent: Tuesday, August 20, 2024 4:26 PM
To: RCTTC Excess Proceeds
Subject: RE: Claim EP 217-4733

Follow Up Flag: Follow up
Flag Status: Completed

See my answers in red.

1. The Certificate of Receiver's Lien & Order Appointing a Receiver were recorded 12/11/23 & 12/8/23 (respectively), which were after the date of the tax sale (5/18/2021) and the recording of the Tax Deed (7/28/21). **With respect to R & T Code Section 4675, the Receiver would not be a party of interest.**
2. We see you provided the recorded Notices of Pendency of Administrative Proceedings & Notices of Pendency of Action but no recorded liens (Gov Code Section 3877.1(c)). There is at least one City Resolution converting the abatement costs into a special assessment that was transmitted to the Tax Collector for collection with property taxes. The 2021 Tax Bill included a special assessment in the amount of \$21,873.94 for City of Desert Hot Springs Nuisance Abatement that was paid when the property sold at the tax sale. **Can you provide our office with copies of any recorded liens (prior to the tax sale)?**

I believe the City only recorded the notices of pendency of administrative proceedings and action.

3. You have mentioned below that The City has a statutory right(s) to claim Excess Proceeds. **Could you elaborate on which section you are referring to?**
I am referring to Health and Safety Code section 17980.7 (c)(11) and (d)(1). The prior owner remains a party to the ongoing receivership action and should not get a windfall for maintaining a substandard building when the H&S Code provides that the City, as the prevailing party, should get payment from the owner.
There are similar ordinances from our City under the Desert Hot Springs Municipal Code sections 4.04.070 and 4.16.010(v).
4. You have provided a Statement of Monies Owed that was not notarized and did not include charge descriptions (lien, fees, interest, etc.) and it is insufficient for our office to determine what is truly owed. **Please provide our office with an original Notarized Updated Statement of Monies Owed (up to the date of the tax sale).**

The charges are based on legal fees for the ongoing receivership litigation. These invoices are privileged and cannot be disclosed.

Tuan-Anh Vu
Attorney

Stream Kim Hicks Wrage & Alfaro, PC
3403 Tenth Street, Suite 700
Riverside CA, 92501
<http://www.streamkimlaw.com>

Recording Requested By:

Fennemore LLP

This document was electronically submitted to the County of Riverside for recording
Received by: ELENA #448

When Recorded Return To:

Fennemore LLP
c/o Kevin K. Randolph
550 E. Hospitality Lane, Suite 350
San Bernardino, CA 92408

APN 639-273-001

(Space Above This Line For Recorder's Use)

CERTIFICATE OF RECEIVER'S LIEN

Unofficial

Copy

1 Marlene Allen Murray, State Bar #126418
Email: mallenmurray@fennemorelaw.com
2 Amanda S. Lee, State Bar #340984
Email: alee@fennemorelaw.com
3 **FENNEMORE LLP**
550 E. Hospitality Lane, Suite 350
4 San Bernardino, CA 92408
Tel: (909) 890-4499 / Fax: (909) 890-9877

6 Attorneys for Receiver
GS STRATEGIES, INC.

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF RIVERSIDE

11 CITY OF DESERT HOT SPRINGS,

12 Petitioner,

13 v.

14 RENATO DE LA ROSA, an individual; TING
NING CHEUNG, an individual; ST UNITED,
15 LLC., a Montana limited liability company and
DOES 1-20, inclusive,

16 Defendants.

Case No. PSC1802371

*Assigned for all purposes to Hon. Judge
Daniel Ottolia/ Dept. 4*

CERTIFICATE OF RECEIVER'S LIEN

Cal. Health & Safety Code § 17980.7(c)(4)(G)

Complaint: April 24, 2018
Second Amended Complaint: April 18, 2022
Cross-Complaint : November 11, 2022
Trial Date: None Set

20 GS Strategies, Inc., in its capacity as the court-appointed receiver (the "**Receiver**") for that
21 certain real property commonly known as 11360 Palm Drive, Desert Hot Springs, California
22 92240-3174, Assessor's Parcel Number 639-273-001 (the "**Property**"), claims a lien ("**Receiver's**
23 **Lien**") against the Property in an amount, as of November 30, 2023, of no less than Nine Thousand
24 Eighty-Nine Dollars (\$9,089), subject to confirmation and increase in accordance with past and
25 future orders of the Court in the above-captioned case. A legal description of the Property is
26 attached as Exhibit 1.

1 This Receiver's Lien secures all fees, costs, expenses and charges (collectively,
2 "Receivership Expenses") that have been and will be incurred by Receiver and its agents,
3 attorneys, contractors, and representatives in accord with and as authorized by that certain "Order
4 Appointing a Receiver" ("Appointing Order") dated November 27, 2023, recorded in Riverside
5 County Official Records on December 8, 2023 as Document No. 2023-0366177 and all subsequent
6 orders of the Court in the above-captioned action.

7 This Receiver's Lien is authorized by the Appointing Order and California Health & Safety
8 Code section 17980.7(c)(4)(G) and has priority over all other non-statutory liens, claims and
9 encumbrances against the Property. This Receiver's Lien will encumber the Property until the
10 Receiver has been fully paid for all Receivership Expenses and may be enforced in any legally
11 available manner.

12
13 **RECEIVER:**

14 GS STRATEGIES, INC.

15 Dated: December 11, 2023

16 By: 

17 KEVIN RANDOLPH, IN HIS CAPACITY AS
18 THE DESIGNATED REPRESENTATIVE OF
19 THE COURT-APPOINTED RECEIVER IN
20 RIVERSIDE SUPERIOR COURT CASE NO.
21 PSC1802371 ENTITLED CITY OF DESERT
22 HOT SPRINGS V. RENATO DE LA ROSA,
23 ET AL.

24
25
26
27
28
Official

1 This notary acknowledgement is attached to a document entitled **CERTIFICATE OF**
2 **RECEIVER'S LIEN** in Case No. PSC1802371 entitled *City of Desert Hot Springs v. Renato De*
3 *La Rosa, et al.*

4 A notary public or other officer completing this certificate verifies only the identity of the individual
5 who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or
6 validity of that document.

6 STATE OF CALIFORNIA
7 COUNTY OF SAN BERNARDINO

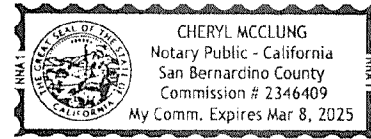
8 On December 11, 2023 before me, Cheryl McClung, Notary Public
(insert name and title of the officer)

9 personally appeared Kevin Randolph, who
10 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
11 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
12 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
13 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

12 I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
13 paragraph is true and correct.

14 WITNESS my hand and official seal.

16 Signature Cheryl McClung (Seal)



Official

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

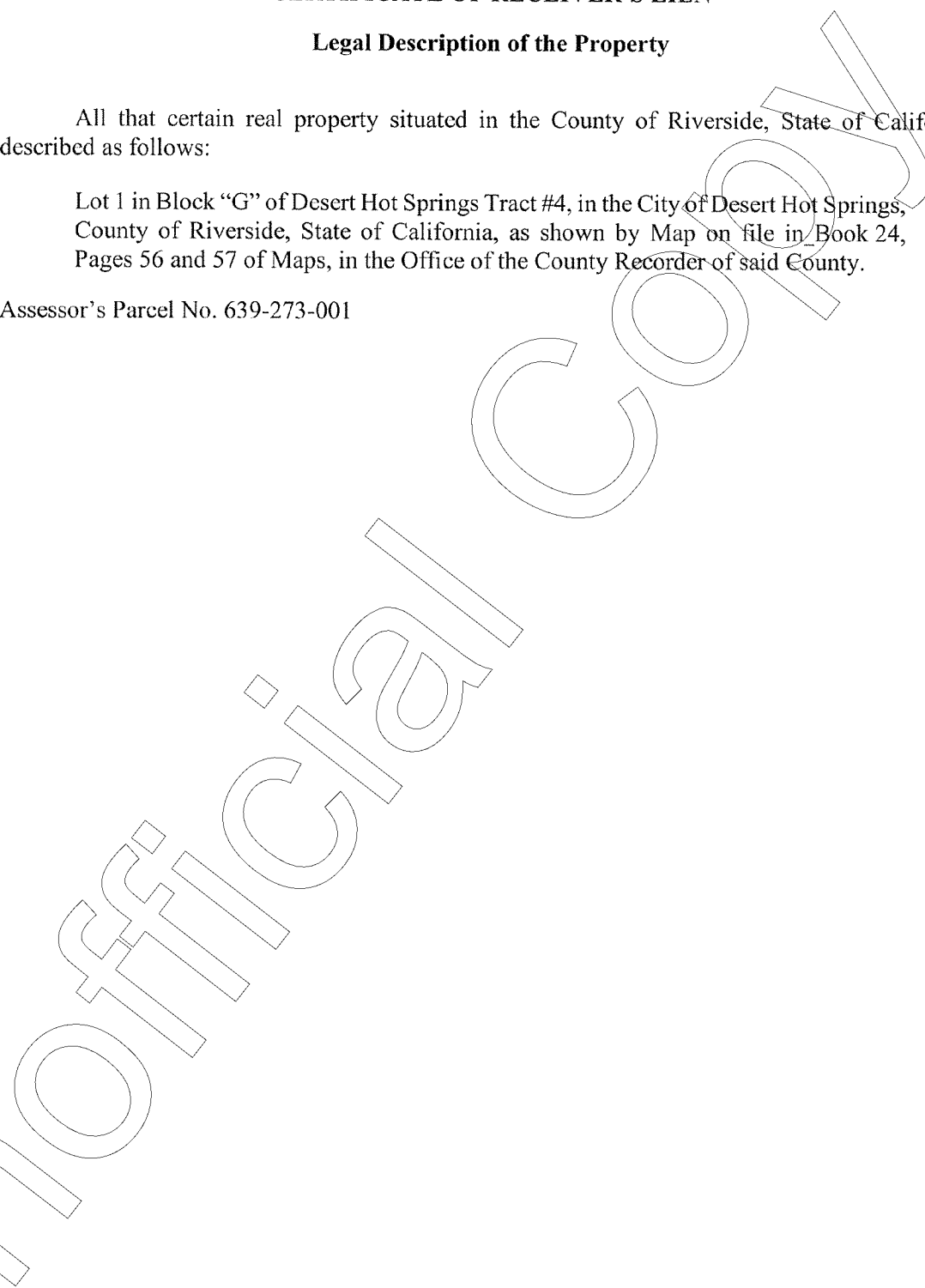
**EXHIBIT 1
TO
CERTIFICATE OF RECEIVER'S LIEN**

Legal Description of the Property

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 1 in Block "G" of Desert Hot Springs Tract #4, in the City of Desert Hot Springs, County of Riverside, State of California, as shown by Map on file in Book 24, Pages 56 and 57 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No. 639-273-001



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO

Re: *City of Desert Hot Springs v. Renato De La Rosa, et al.*; Case No. PSC1802371

I am employed in the County of San Bernardino, State of California. I am over the age of 18 years and not a party to the within action; my business address is: 550 East Hospitality Lane, Suite 350, San Bernardino, California 92408.

On December 11, 2023, I served a true copy of the within document described as **CERTIFICATE OF RECEIVER'S LIEN** on the interested parties in this action in a sealed envelope addressed as follows:

SEE ATTACHED SERVICE LIST

BY MAIL - I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice, it would be deposited with the United States Postal Service with postage thereon fully prepaid at San Bernardino, California, on the same day in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

BY PERSONAL SERVICE - I caused such envelope to be delivered by hand to the offices of the addressee pursuant to C.C.P. §1011.

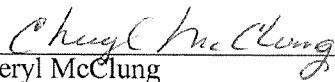
BY EXPRESS MAIL/OVERNIGHT DELIVERY - I caused such envelope to be delivered by hand to the office of the addressee via overnight delivery pursuant to C.C.P. §1013(c), with delivery fees fully prepaid or provided for.

BY FACSIMILE - I caused such document to be delivered to the office of the addressee via facsimile machine pursuant to C.C.P. §1013(e). Said document was transmitted to the facsimile number of office of the addressee (909) 890-9877 from the office of Fennemore LLP, a Limited Liability Partnership, in San Bernardino, California, on the date set forth above. The facsimile machine I used complied with California *Rules of Court*, Rule 2003(3) and no error was reported by the machine.

BY ELECTRONIC/E-MAIL - Pursuant to the party's express consent to receive electronic service, I caused such document to be delivered to the office of the addressee via electronic e-mail pursuant to C.C.P. §1010.6(a)(2)(A)(ii). Said document was transmitted to the email address of that office which is listed on the attached Service List. Said document was served electronically and the transmission was reported as complete and without error.

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

Executed on December 11, 2023, at San Bernardino, California.


Cheryl McClung

SERVICE LIST

Re: *City of Desert Hot Springs v. Renato De La Rosa, et al.*
Riverside Superior Court Case No. PSC1802371

VIA EMAIL SERVICE ONLY

Theodore K. Stream, Bar #138160
Jennifer A. Mizrahi, Bar #224043
Tuan-Anh Vu, State Bar #285801
**STREAM KIM HICKS WRAGE &
ALFARO, PC**
3403 Tenth Street, Suite 700
Riverside, CA 92501-3641
Tel: (951) 783-9470
Fax: (951) 783-9475
ted.stream@streamkim.com
tuan.vu@streamkim.com

VIA MAIL SERVICE ONLY

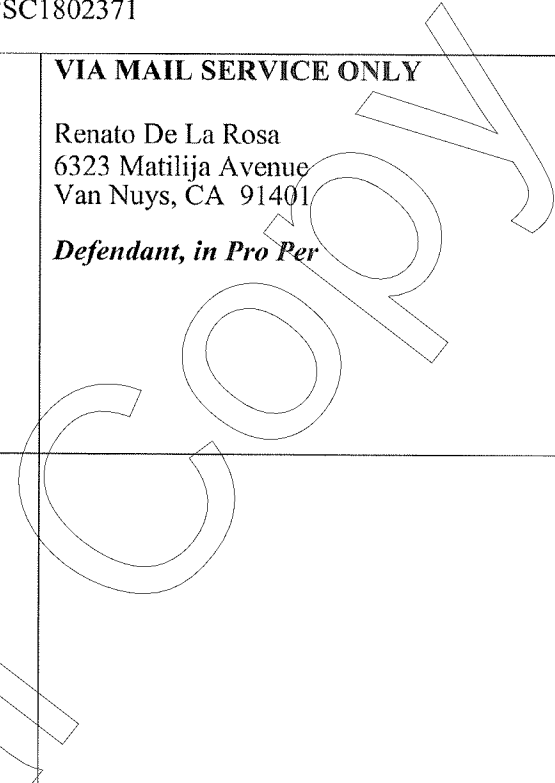
Renato De La Rosa
6323 Matilija Avenue
Van Nuys, CA 91401

Defendant, in Pro Per

VIA EMAIL SERVICE ONLY

Richard Coberly
LAW OFFICE OF RICHARD COBERLY
969 S. Village Oaks Drive
Covina, CA 91724
Tel: (626) 339-9484
Email: richardcoberly@yahoo.com

*Attorney for Defendants
ST United, LLC, and Ting Ning Cheung*



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28



Matthew Jennings
Riverside County Treasurer-Tax Collector

PO BOX 12005 Riverside, CA 92502-2205
4080 Lemon St (4th Floor) Riverside, CA 92501
rcttc@rivco.org

Telephone: (951) 955-3900
Toll Free Number: 1 (877) 748-2689
From area codes 951 & 760 only

10/2/2024

RIVERSIDE COUNTY ANNUAL SECURED PROPERTY TAX BILL

For Fiscal Year July 1, 2021 through June 30, 2022

Visit our website: www.countytreasurer.org

IMPORTANT MESSAGES

Property Data: 639273001 LOT 1 BLK G MB 024/056 DESERT HOT SPRINGS TR 4

Address: 11360 PALM DR DESERT HOT SPRINGS CA 92240

Mailed to: GS STRATEGIES INC
11360 PALM DR
DESERT HOT SPRINGS CA 92240



PIN	Bill Number	Assessment Number	Bill Posted Date	Tax Rate Area
639273001	2021002225655	2021-639273001	09-14-2021	014-041

Owner(s) January 1st, 2021 "Et al" means other owners are present on this parcel

DELAROSA RENATO

CHARGES LEVIED BY TAXING AGENCIES	FOR INFORMATION CALL	AMOUNT
General		\$2,388.17
03-5128-D PALM SPRINGS UNIFIED SCHOOL DISTRICT	760-883-2710	\$358.94
03-9001-D DESERT COMMUNITY COLLEGE	760-773-2513	\$94.33
04-5121-D DESERT WATER AG	760-323-4971	\$238.82
*** TOTAL AD VALOREM TAXES		\$3,080.26
68-1378-FC FLD CNTL STORMWATER/CLEANWATER	800-969-4382	\$6.52
68-1857-FC CSA 152-DHSRINGS STORMWATER	866-504-2067	\$18.00
68-2324-FC CITY OF DESERT HOT SPRINGS LMD	800-439-6553	\$65.26
68-2325-FC CITY OF DHS NUISANCE ABATE	800-439-6553	\$21,873.94
68-2332-FC DHS PUBLIC SAFETY MEASURE TAX	800-439-6553	\$706.92
68-4556-FC COACHELLA VALLEY MOSQUITO & RIFA	866-807-6864	\$20.42
68-4854-FC MISSION SPRINGS DELQ WTR/SEWER	866-807-6864	\$15,386.16
*** TOTAL SPECIAL ASSESSMENTS AND FIXED CHARGES		\$38,077.22

PLEASE KEEP TOP PORTION FOR YOUR RECORDS

NO RECEIPTS WILL BE ISSUED FOR CHECK PAYMENTS - YOUR CANCELLED CHECK IS YOUR RECEIPT

IMPORTANT INFORMATION ON REVERSE SIDE

Land	\$51,167
Structures	\$187,651
Full Taxable Value	\$238,818
Exemptions - Homeowner	\$0
Exemptions - Other	\$0
Net Taxable Value	\$238,818

Tax Rate Per \$100 Value	1.28980
Taxes	\$3,080.26
Special Assessments & Fixed Charges	\$38,077.22
Total Base Tax Amount	\$41,157.48
Other Fees	\$36.45

Add 10% penalty after 12-10-2021	\$20,578.74 \$10,392.21 PAID \$30,970.95	Add 10% penalty plus cost after 04-11-2022	\$20,615.19 \$10,430.27 PAID \$31,045.46
	\$0.00		\$0.00

INFORMATIONAL COPY

We have mailed the original tax bill for this property to your lender at their request. This is a record of that bill.

1. If there have been **no changes to your mortgage status**, your lender should make the payment on your behalf.
2. If you have recently **refinanced** your property, confirm with your lender that they will make the property tax payment.
3. If you have recently **paid off your mortgage**, you are responsible for the property tax payment.
4. If you are unsure if you or your lender are responsible for this bill, please contact them directly.

If you believe that this tax bill was incorrectly requested by a lender and you wish to pay these taxes, refer to the back of this form for payment options.

(Please keep a copy of this bill for your records)