

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**21.32**

(MT 25136)

On motion of Supervisor Gutierrez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Treasurer-Tax Collector regarding the Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 671. Last assessed to: James Davis and Lurline Davis, as co-Trustees of The Davis Living Trust, U/A dated April 17, 2015. District 4. [\$2,803-Fund 65595 Excess Proceeds from Tax Sale], All Districts, is continued to February 4, 2025 at 9:30 a.m. or as soon as possible thereafter.


Roll Call:

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 28, 2025, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: January 28, 2025  
Kimberly A Rector, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
**21.32**

xc: Treasurer

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



**ITEM:** 21.32  
(ID # 25136)

**MEETING DATE:**  
Tuesday, January 28, 2025

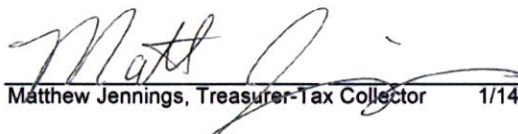
**FROM :** TREASURER-TAX COLLECTOR

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 671. Last assessed to: James Davis and Lurline Davis, as co-Trustees of The Davis Living Trust, U/A dated April 17, 2015. District 4. [\$2,803-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from the County of Riverside, Treasurer-Tax Collector for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 869090043;
2. Deny the claim from the Palo Verde Irrigation District for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 869090043;
3. Deny the claim from Bridget Hunter for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 869090043;
4. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Treasurer-Tax Collector in the amount of \$2,803.21 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 \$3,235.97 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:**Policy

  
Matthew Jennings, Treasurer-Tax Collector 1/14/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 2,803	\$ 0	\$ 2,803	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	NO
			<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 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 Accurant (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



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

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, Treasurer-Tax Collector based on a Certificate of Lien recorded July 1, 2019 as Instrument No. 2019-0241608, a Certificate of Lien recorded June 30, 2021 as Instrument No. 2021-0397421, and a Certificate of Lien recorded June 28, 2022 as Instrument No. 2022-0289455.
2. Claim from the Palo Verde Irrigation District based on a Certificate of Sale recorded September 12, 2018 as Instrument No. 2018-0366734, a Certificate of Sale recorded September 25, 2019 as Instrument No. 2019-0381499, a Certificate of Sale recorded August 17, 2020 as Instrument No. 2020-0374859, and a Certificate of Sale recorded July 23, 2021 as Instrument No. 2021-0442327.
3. Claim from Bridget Hunter based on an Affidavit-Death of Joint Tenant recorded October 6, 2014 as Instrument No. 2014-0379801 and a copy of a Certificate of Death for Juanita Delores Howard.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Treasurer-Tax Collector be awarded excess proceeds in the amount of \$2,803.21. The claim from the Palo Verde Irrigation District be denied since the claimant withdrew their claim on May 23, 2024. The claim from Bridget Hunter be denied since she is an heir to a previous assessee of the property and therefore, was not a party of interest at the time of the tax sale. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$3,235.97 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.

**Impact on Residents and Businesses**

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

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

**ATTACHMENT A. Claim TTC**

**ATTACHMENT B. Claim PVID**

**ATTACHMENT C. Claim Hunter**

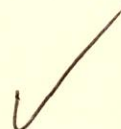


SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

*Cesar Bernal*  
Cesar Bernal, PRINCIPAL MGMT ANALYST 1/15/2025

*Aaron Gettis*  
Aaron Gettis, Chief of Deputy County Counsel 8/6/2024

# Online



## Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Bridget Hunter  
~~Hunter Bridget~~

Address: \_\_\_\_\_  
(Only if follow-up mail response requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 21.32

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

I give my 3 minutes to: \_\_\_\_\_

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 06/13/2024)



## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

### **Individual Speaker Limits:**

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chair:**

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.



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 671 Parcel Identification Number: 869090043

Assessee: DAVIS, JAMES TRUSTEE & LURLINE TRUSTEE

Situs: 10410 VERNON BLYTHE CA 92225

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 \$ 2803.21 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 \_\_\_\_\_. 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.

See 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 29 day of June, 2023 at Riverside, CA  
County, State

Laurie Smith-Thorgate  
Signature of Claimant

Laurie Smith-Thorgate  
Print Name

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

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

County Treasurer-Tax Collector  
Street Address

P.O. Box 12005  
City, State, Zip

Riverside, California 92502-2205

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

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

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

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

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

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

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN  
FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

DAVIS LURLINE  
DAVIS JAMES  
P O BOX 428  
BLYTHE, CA 92226

DOC # 2019-0241608

07/01/2019 05:00 PM Fees: \$0.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

\*\*This document was electronically prepared and  
recorded by the County of Riverside\*\*  
Received by: EREC

## CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq.  
and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE §§

No. 0600446

I, Jon Christensen, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

### NAME AND ADDRESS

DAVIS LURLINE  
DAVIS JAMES  
P O BOX 428  
BLYTHE, CA 92226

Fiscal Year	Tax Rate Area	PIN	Tax	Penalty	Cost	Recording Fee
2018-2019	003-046	009720189	\$842.10	\$84.18	\$38.63	\$8.00

Upon the recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of a judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 07/01/2019

  
Jon Christensen, Tax Collector

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN  
FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

DAVIS LURLINE  
DAVIS JAMES  
P O BOX 428  
BLYTHE, CA 92226

DOC # 2021-0397421

06/30/2021 03:44 PM Fees: \$0.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

\*\*This document was electronically prepared and  
recorded by the County of Riverside\*\*  
Received by: EREC

## CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq.  
and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | §§  
COUNTY OF RIVERSIDE

No.

0620614

I, Matthew Jennings, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

### NAME AND ADDRESS

DAVIS LURLINE  
DAVIS JAMES  
P O BOX 428  
BLYTHE, CA 92226

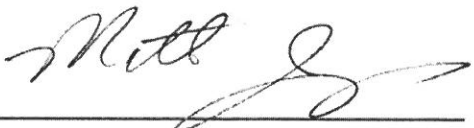
Fiscal Year	Tax Rate Area	PIN	Tax	Penalty	Cost	Recording Fee
2020-2021	003-046	009720189	\$908.68	\$90.84	\$38.06	\$20.00

Upon the recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of a judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on

06/28/2021

  
Matthew Jennings, Tax Collector



THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN  
FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

DAVIS LURLINE  
DAVIS JAMES  
P O BOX 428  
BLYTHE, CA 92226

DOC # 2022-0289455

06/28/2022 05:00 PM Fees: \$0.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

\*\*This document was electronically prepared and  
recorded by the County of Riverside\*\*  
Received by: EREC

## CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq.  
and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | §§  
COUNTY OF RIVERSIDE

No.

0640155

I, Matthew Jennings, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

### NAME AND ADDRESS

DAVIS LURLINE  
DAVIS JAMES  
P O BOX 428  
BLYTHE, CA 92226

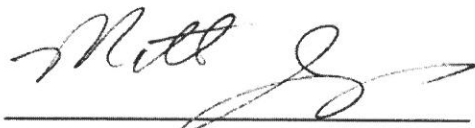
Fiscal Year	Tax Rate Area	PIN	Tax	Penalty	Cost	Recording Fee
2021-2022	003-046	009720189	\$918.14	\$91.78	\$38.06	\$20.00

Upon the recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of a judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on

06/28/2022

  
Matthew Jennings, Tax Collector

## Bill Information

009720189

Notes (123)

Tax Info

Refresh

New Search

List

Close

### Delinquent to Unsecured (more)

PIN: 009720189  
 AIN: 1.1072000000000  
 Status: Active, 9/29/2018 12:00:03 AM  
 Reason: 869160034  
 Geocode: 00009720189  
 Rev acct: 7/4/1776 12:00:00 AM  
 Tax sale:  
 Last transfer:

TAG: 003-046 BLYTHE  
 TAG Rate: 1.1072000000000  
 TIF: 02-2156-RDV RDV BLYTHE PROJ 1 AMND 3 AB1290  
 County: 33-Riverside  
 Case: 2021DAV-00007954  
 Pmt pin:  
 ACH pin:

Current owner: DAVIS JAMES [1 of 2]  
 Ownership type: Tenants in Common  
 Situs address: 9595 E 14TH AVE  
 Description: ManufactName FLEETWOOD Make (...)  
 Class: MH (LPT) on Leased Land (ML)  
 Roll type: Manufactured Home  
 eBilling Registration: 0

### Filter by

Year All Unpaid

Bill type

Collection Type

Owner Of Record

DAVIS JAMES - 832955

### Bill Detail

Year	Bill No	Bill Type	Collection Type	Net	Fee	Penalty	Interest/Disc	Amnt Paid	Print	Print Stmt
2021	2021001798753-A	Original	Secured	\$918.14	\$0.00	\$129.84	\$0.00	\$0.00		\$1,047.98
2020	2020004000113-A	Original	Unsecured	\$908.68	\$34.92	\$128.90	\$136.30	\$0.00		\$1,208.80
2019	2019004506409-A	Original	Unsecured	\$900.60	\$34.92	\$128.10	\$297.26	\$0.00		\$1,361.08
2018	2018000019306-A	Original	Unsecured	\$842.10	\$92.71	\$122.81	\$228.81	\$740.00		\$546.43
Total				\$3,569.72	\$162.55	\$503.65	\$662.37	\$740.00		\$4,164.29

### Allocations

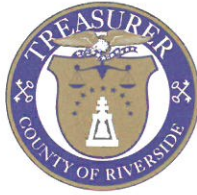
Allocate To	Charges	Paid	Due
Installment 1	\$504.96	\$0.00	\$504.96
Installment 2	\$543.02	\$0.00	\$543.02

4,164.29 +  
 1,361.08 -  
 000  
 2,803.21 \* +

MATTHEW JENNINGS  
*County of Riverside Treasurer - Tax Collector*

Giovane Pizano  
*Assistant Treasurer*

May 21, 2024



RECEIVED  
Melissa Johnson  
*Assistant Tax Collector*  
2024 MAY 23 PM 1:55  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Re:

TC 218 Item 671

PIN: 869090043

Date of Sale: April 26, 2022

Last Assessed to: James and Lurline Davis, Trustees

Certificate of Liens: 2019-0241608, 2021-0397421, 2022-0289455

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.**

  x   **Updated Statement of Monies Owed (up to date of tax sale)**

Please send in all original documents by June 21, 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 Proceeds  
PH: (951) 955-3336/Fax: (951) 955-3990



Bill Information

009720189

Notes (1/3)

Refresh

Print

Close

Lien-Lien (more)

PIN: 009720189  
AIN: 1.109210000000  
Status: Active, 9/29/2018 12:00:00 AM Reason:  
Geocode: 869160034  
Rev acct: 00009720189  
Tax sale: 7/4/17/15 12:00:00 AM  
Last transfer:  
TAG: 003-046 BLYTHE  
TAG Rate: 1.109210000000  
TIF: 02-2156-RDV RDV BLYTHE PROJ 1 AMND 3 AB1290  
County: 33-Riverside  
Case: 2021DAV90007954  
Pmt pin:  
ACH pin:  
Current owner: 003-046 BLYTHE  
Ownership type: 1.109210000000  
Status address: 02-2156-RDV RDV BLYTHE PROJ 1 AMND 3 AB1290  
Description: 33-Riverside  
Class: 2021DAV90007954  
Roll type: Void  
eBilling Registration:

DAVIS JAMES (1 of 2)  
Tenants in Common  
9395 E 14TH AVE  
ManufName FLEETWOOD Make (u)  
MH (LPT) on Leased Land (ML)  
Manufactured Home  
0

Filter by

Year All Unpaid Bill type Collection Type Owner Of Record DAVIS JAMES - 832955

Bill Detail

Year	Bill No	Bill Type	Collection Type	Net	Fee	Penalty	Interest/Disc	Ass Paid	Prnt Sent
2021	2021001798753-A	Original	Secured	\$918.14	\$0.00	\$129.84	\$0.00	\$0.00	\$1,047.98
2020	2020004000113-A	Original	Unsecured	\$908.68	\$34.92	\$128.90	\$136.30	\$0.00	\$1,208.80
2019	2019004506109-A	Original	Unsecured	\$900.80	\$34.92	\$128.10	\$297.26	\$0.00	\$1,361.08
2018	2018000019306-A	Original	Unsecured	\$942.10	\$92.71	\$122.81	\$228.81	\$740.00	\$546.43
Total				\$3,569.72	\$162.55	\$509.65	\$662.37	\$740.00	\$4,164.29

Allocations

Allocate To	Charges	Paid	Due
Installment 1	\$504.96	\$0.00	\$504.96
Installment 2	\$543.02	\$0.00	\$543.02

4,164.29 +

1,361.08 -

000

2,803.21 \*

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 671 Parcel Identification Number: 869090043

Assessee: DAVIS, JAMES TRUSTEE & LURLINE TRUSTEE

Situs: 10410 VERNON BLYTHE CA 92225

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 129.27 from the sale of the above mentioned real property. I/We were the ☒ lienholder(s), ☐ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

DOC # 2018-0366734/9.12.2018  
2019-0381499/9.25.2019  
2020-0374859/8.17.2020  
2021-0442327/7.23.2021

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 1 day of AUGUST, 2022 at RIVERSIDE, CALIFORNIA  
County, State

[Signature]  
Signature of Claimant

VICTOR LUJAN  
Print Name

180 W. 14th AVE  
Street Address

BLYTHE, CA 92225  
City, State, Zip

(760) 922-3144  
Phone Number

victor.lujan@pvld.org  
Email Address

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

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

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

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

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

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

RECEIVED  
2022 AUG -3 AM 9:59  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MARIA VICTORIA #411

Space above this line for recorders use

For the  
Year 2017

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

No. 46907

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 18.21 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

BEG 475' E OF NW COR S2 S2 S2 NW4 NE4; TH S 165' X E 50' SEC 5  
T7S R23E

869-090-043

Situs Address: 10410 EAST VERNON AVENUE  
BLYTHE CALIFORNIA 92225

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

BURLESON, GLODINE &  
HOWARD, LAWYER D. JR. & LONNIE B.  
P. O. BOX 428  
BLYTHE, CA 92226

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

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


Richard Gilmore  
Collector of said Palo Verde Irrigation  
District

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

State of California

§

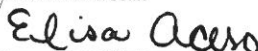
County of Riverside

On August 30, 2018 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

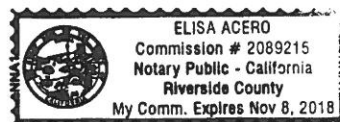
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Signature of Notary Public





Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Receipted by: NADIA #001

Space above this line for recorders use

For the  
Year 2018

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

No. 47594

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$10.14 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

BEG 475' E OF NW COR S2 S2 S2 NW4 NE4; TH S 165' X E 50' SEC 5  
T7S R23E (10410 EAST VERNON AVENUE

869-090-043

Situs Address: 10410 EAST VERNON AVENUE  
BLYTHE CALIFORNIA 92225

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

DAVIS, JAMES AND LURLINE  
1338 E 14TH AVE  
BLYTHE, CA 92225

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

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


Richard Gilmore

Collector of said Palo Verde Irrigation  
District

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

State of California

County of Riverside

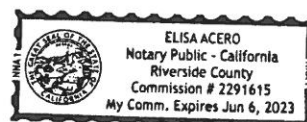
On August 14, 2019 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: SOPHIA #466

Space above this line for recorders use

For the  
Year 2019

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

No. 48350

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$10.22 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

BEG 475' E OF NW COR S2 S2 S2 NW4 NE4; TH S 165' X E 50' SEC 5  
T7S R23E

869-090-043

Situs Address: 10410 EAST VERNON AVENUE  
BLYTHE CALIFORNIA 92225

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

DAVIS, JAMES AND LURLINE  
1338 E 14TH AVE  
BLYTHE, CA 92225

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

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


Marissa Johnson

Collector of said Palo Verde Irrigation District

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

State of California

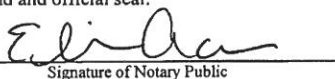
County of Riverside

On August 12, 2020 before me Elisa Acero, A Notary Public, personally appeared Marissa Johnson who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

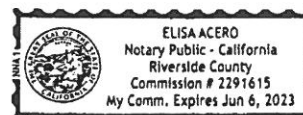
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Signature of Notary Public



Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

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

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: BONNIE #821

Space above this line for recorders use

For the  
Year 2020

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

No. 49179

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$10.33 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

BEG 475' E OF NW COR S2 S2 S2 NW4 NE4; TH S 165' X E 50' SEC 5  
T7S R23E

869-090-043

Situs Address: 10410 EAST VERNON AVENUE  
BLYTHE CALIFORNIA 92225

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2020 which was the year of the Tax, and that the name of the person was

DAVIS, JAMES AND LURLINE  
1338 E 14TH AVE  
BLYTHE, CA 92225

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

WITNESS my hand this 1<sup>st</sup> day of July 2021



Marissa Johnson  
Collector of said Palo Verde Irrigation District

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

State of California

§

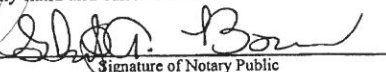
County of Riverside

On July 14, 2021 before me Shirley A Bowman, A Notary Public, personally appeared Marissa Johnson who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

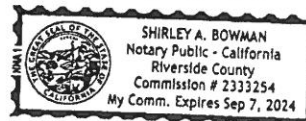
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Signature of Notary Public



## Montellano, Megan

---

**From:** Marissa Johnson <marissa.johnson@pvid.org>  
**Sent:** Thursday, May 23, 2024 6:59 AM  
**To:** RCTTC Excess Proceeds  
**Subject:** RE: EP 218-671

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Megan,

This APN no longer owes delinquent taxes. Please withdraw this claim.

Thank you,

**Marissa Johnson**  
**Assessor/ Secretary/ Treasurer/ Collector**  
*Palo Verde Irrigation District*  
Office: 180 W 14th Ave  
Blythe, CA 92225  
T: (+1) 760-922-3144  
F: (+1) 760-922-8294  
E: marissa.johnson@pvid.org

---

**From:** "RCTTC Excess Proceeds" <RCTTCExcessProceeds@rivco.org>  
**Sent:** 5/22/24 2:48 PM  
**To:** "victor.lujan@pvid.org" <victor.lujan@pvid.org>, "marissa.johnson@pvid.org" <marissa.johnson@pvid.org>  
**Subject:** EP 218-671

Re: PIN: 869090043  
TC 218 Item 671  
Date of Sale: April 26, 2022

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.**

  x   Updated Statement of Monies Owed (up to date of tax sale)

Please email back or send in all original documents by **June 23, 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.



With gratitude,

*Megan Montellano*

Accounting Technician I

Tax Sale Operations



OFFICE OF THE TREASURER-TAX COLLECTOR  
RIVERSIDE COUNTY, CALIFORNIA

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### Confidentiality Disclaimer

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**County of Riverside California**

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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 671 Parcel Identification Number: 869090043

Assessee: DAVIS, JAMES TRUSTEE & LURLINE TRUSTEE

Situs: 10410 VERNON BLYTHE CA 92225

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 6029.18 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. 20220304552; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

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 August day of 4th, 2022 at Riverside California

County, State

Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Email Address

Email Address

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

2022 AUG -4 AM 5:19

RECEIVED

# PUBLIC RECORD

DOC # 2014-0379801

10/06/2014 01:54P Fee:31.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

Lurline Davis  
P.O. Box 428  
Blythe, CA 92226

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					T:		CTY	UNI	072

APN: 869-090-043-7

## AFFIDAVIT-DEATH OF JOINT TENANT

State of California )  
County of Riverside )ss.

LURLINE DAVIS, of legal age, being first duly sworn, deposes and says:

That LONNIE B. HOWARD, the decedent mentioned in the attached certified copy of Certificate of Death is the same person as LONNIE B. HOWARD, named as one of the parties in that certain Quitclaim Deed dated January 8, 1991, executed by GERTRUDE HOWARD, a widow, to GLODINE BURLESON, a married woman and LAWYER D. HOWARD, JR., a married man and LONNIE B. HOWARD, a single man as joint tenants, recorded as Instrument No. 71898 on March 5, 1991 in Book 1991, Page 71898 of Official Records of Riverside County, California, covering the following described property situated in the County of Riverside State of California:

See Exhibit "A" attached hereto and by this reference made part hereof.

Dated: 08/01/2014

Lurline Davis  
LURLINE DAVIS

SUBSCRIBED AND SWORN TO (or affirmed)  
before me on this 7 day of August  
2014 by LURLINE DAVIS, proved to me  
on the basis of satisfactory evidence to be the  
person(s) who appeared before me.

Signature Mary Rachel James  
Typed Name of Notary

(seal)



**STATE OF CALIFORNIA**  
**CERTIFICATION OF VITAL RECORD**  
**COUNTY OF LOS ANGELES • REGISTRAR-RECORDER/COUNTY CLERK**

DECEASED		DECEASED		DECEASED		DECEASED	
1 NAME OF DECEASED - FIRST, MIDDLE, LAST <b>HOWARD</b>		2 SEX <b>M</b>		3 LAST NAME <b>HOWARD</b>		4 DATE OF BIRTH <b>11/06/1933</b>	
5 AKA ALIAS - SHOW ALL - LAST, MIDDLE, FIRST, INITIAL <b>TEXAS</b>		6 AGE <b>69</b>		7 RACE <b>BLACK</b>		8 SEX <b>MALE</b>	
9 DATE OF DEATH <b>06/22/2003</b>		10 TIME OF DEATH <b>0600</b>		11 DECEASED'S PLACE OF BIRTH <b>TEXAS</b>		12 DECEASED'S PLACE OF DEATH <b>LOS ANGELES</b>	
13 DECEASED'S OCCUPATION <b>PARTS SUPERVISOR</b>		14 DECEASED'S EMPLOYER <b>ENGINE PARTS</b>		15 DECEASED'S SOCIAL SECURITY NUMBER <b>20</b>		16 DECEASED'S MARITAL STATUS <b>MARRIED</b>	
17 DECEASED'S RESIDENCE <b>630 W. DUARTE RD., #114</b>		18 DECEASED'S CITY <b>MONROVIA</b>		19 DECEASED'S COUNTY <b>LOS ANGELES</b>		20 DECEASED'S ZIP CODE <b>91016</b>	
21 DECEASED'S STATE <b>CA</b>		22 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		23 DECEASED'S NAME <b>JUANITA HOWARD</b>		24 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>	
25 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		26 DECEASED'S NAME <b>JUANITA</b>		27 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		28 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
29 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		30 DECEASED'S NAME <b>JUANITA</b>		31 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		32 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
33 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		34 DECEASED'S NAME <b>JUANITA</b>		35 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		36 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
37 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		38 DECEASED'S NAME <b>JUANITA</b>		39 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		40 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
41 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		42 DECEASED'S NAME <b>JUANITA</b>		43 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		44 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
45 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		46 DECEASED'S NAME <b>JUANITA</b>		47 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		48 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
49 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		50 DECEASED'S NAME <b>JUANITA</b>		51 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		52 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
53 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		54 DECEASED'S NAME <b>JUANITA</b>		55 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		56 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
57 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		58 DECEASED'S NAME <b>JUANITA</b>		59 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		60 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
61 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		62 DECEASED'S NAME <b>JUANITA</b>		63 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		64 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
65 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		66 DECEASED'S NAME <b>JUANITA</b>		67 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		68 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
69 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		70 DECEASED'S NAME <b>JUANITA</b>		71 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		72 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
73 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		74 DECEASED'S NAME <b>JUANITA</b>		75 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		76 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
77 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		78 DECEASED'S NAME <b>JUANITA</b>		79 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		80 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
81 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		82 DECEASED'S NAME <b>JUANITA</b>		83 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		84 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
85 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		86 DECEASED'S NAME <b>JUANITA</b>		87 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		88 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
89 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		90 DECEASED'S NAME <b>JUANITA</b>		91 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		92 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
93 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		94 DECEASED'S NAME <b>JUANITA</b>		95 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		96 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	
97 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>		98 DECEASED'S NAME <b>JUANITA</b>		99 DECEASED'S ADDRESS <b>630 W. DUARTE RD., #114, MONROVIA, CA 91016</b>		100 DECEASED'S RELATIONSHIP TO DECEASED <b>WIFE</b>	

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

*Dean C. Logan*  
 DEAN C. LOGAN  
 Registrar-Recorder/County Clerk

APR 02 2014

002767287

This copy not valid unless prepared on approved header displaying the Seal and Signature of the Registrar-Recorder/County Clerk.  
 FILED 06/24/11



Exhibit A

All that real property located at 10410 E. Vernon Avenue, Riverside County, Blythe, California, also known as Assessor's Parcel No. 869-090-043 and more legally described as follows:

PARCEL 1:

BEGINNING at a point 475 feet east of the northwest corner of the south half of the south half of the south half of the northwest quarter of the northeast quarter of Section 5, Township 7 South, Range 23 East, San Bernardino Base and Meridian;

THENCE 150 feet south;

THENCE 50 feet east;

THENCE 150 feet north;

THENCE 50 feet west to point of beginning.

PARCEL 2:

The south 15 feet of the following described property:

That portion of the south half of the south half of the south half of northwest quarter of the northeast quarter of Section 5, Township 7 South, Range 23 East, San Bernardino Base and Meridian, described as follows:

BEGINNING at a point 475 feet east of the northwest corner of the south half of the south half of the south half of the northwest quarter of the northeast quarter of section;

THENCE south 165 feet;

THENCE east 50 feet;

THENCE, north 165 feet;

THENCE west 50 feet to the point of beginning.

## STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

## COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC HEALTH

3052022145985

## CERTIFICATE OF DEATH

3202219032525

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) JUANITA		3. LAST (Family) HOWARD	
2. MIDDLE DELORES		4. DATE OF BIRTH mm/dd/yyyy 08/28/1936	
5. AGE Yrs. 85		6. SEX F	
9. BIRTH STATE/FOREIGN COUNTRY CA		12. MARITAL STATUS/SDP (at Time of Death) WIDOWED	
13. EDUCATION - Highest Level/Degree (see worksheet on back) HS GRADUATE		15. DECEDENT'S RACE - Up to 2 races may be listed (see worksheet on back) AFRICAN AMERICAN	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED CAFETERIA ATTENDANT		19. YEARS IN OCCUPATION 5	
20. DECEDENT'S RESIDENCE (Street and number, or location) 2389 N OLIVE AVE		23. ZIP CODE 91001	
21. CITY ALTADENA		24. YEARS IN COUNTY 85	
22. COUNTY/PROVINCE LOS ANGELES		25. STATE/FOREIGN COUNTRY CA	
26. INFORMANT'S NAME, RELATIONSHIP BRIDGET HUNTER, DAUGHTER		27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 372 W. ARROW HWY APT B, UPLAND, CA 91786	
28. NAME OF SURVIVING SPOUSE/SDP - FIRST -		30. LAST (BIRTH NAME) -	
31. NAME OF FATHER/PARENT - FIRST WILLIAM		33. LAST DODSON	
35. NAME OF MOTHER/PARENT - FIRST MARY		37. LAST (BIRTH NAME) DEVINE	
36. MIDDLE EDNA		38. BIRTH STATE FL	
39. DISPOSITION DATE mm/dd/yyyy 06/24/2022		40. PLACE OF FINAL DISPOSITION RESIDENCE OF JACQUELINE CHARLES 2389 N OLIVE AVE, ALTADENA, CA 91001	
41. TYPE OF DISPOSITION(S) CREMATE/RESIDENCE		42. SIGNATURE OF EMBALMER NOT EMBALMED	
43. LICENSE NUMBER -		44. SIGNATURE OF LOCAL REGISTRAR MUNTU-DAVIS MD	
45. NAME OF FUNERAL ESTABLISHMENT ARNOLD FAMILY FUNERAL SERVICES INC. - HILL SIDE CHAPEL		46. DATE mm/dd/yyyy 06/23/2022	
104. COUNTY LOS ANGELES		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 2389 N OLIVE AVE	
106. CITY ALTADENA		107. CAUSE OF DEATH Enter the chain of events - diseases, injuries, or complications - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventilator failure without showing the etiology. DO NOT ABBREVIATE. IMMEDIATE CAUSE (Final disease or condition resulting in death) (A) CARDIOPULMONARY FAILURE (B) ALZHEIMER'S DISEASE (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (1) (2) (3) (4) (5) (6) (7) (8) (9) (0) (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (1) (2) (3) (4) (5) (6) (7) (8) (9) (0) (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (1) (2) (3) (4) (5) (6) (7) (8) (9) (0) (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (1) (2) (3) (4) (5) (6) (7) (8) (9) (0) (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (1) (2) (3) (4) (5) (6) (7) (8) (9) (0) (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (1) (2) (3) (4) (5) (6) (7) (8) (9) (0) (A) (B) (C) (D) (E) (F) (G) 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