

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



**ITEM: 21.2
(ID # 27101)**

MEETING DATE:
Tuesday, February 04, 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] (Continued from January 28, 2025)

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.

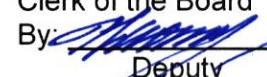
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 1/30/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: February 4, 2025
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	\$ 2,803	\$ 0	\$ 2,803	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	NO
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the April 26, 2022 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 7, 2022. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 19, 2022 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code Section 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code Section 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest Reports to notify all parties of interest attached to the parcel.
2. Researched all last assessees through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times, and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code Section 4676 (b).

According to Revenue and Taxation Code Section 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the 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:

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

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


Cesar Bernal, PRINCIPAL MGMT ANALYST 1/30/2025


Aaron Gettis, Chief of Deputy County Counsel 1/29/2025

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

Signature of Claimant

Print Name

Signature of Claimant

Print Name

Street Address

Street Address

County Treasurer-Tax Collector

City, State, Zip

P.O. Box 12005
Riverside, California 92502-2205

Phone Number

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

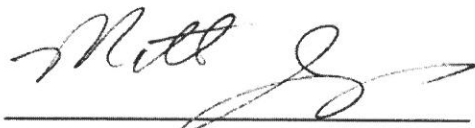
Fiscal Year	Tax Rate Area	PIN	Tax	Penalty	Cost	Recording Fee
2021-2022	003-046	009720189	\$918.14	\$91.78	\$38.06	\$20.00

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	Collector 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

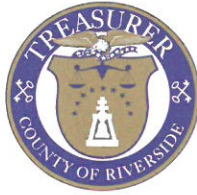
Allocate To	Charges	Paid	Due
Installment 1	\$504.96	\$0.00	\$504.96
Installment 2	\$543.02	\$0.00	\$543.02

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) Tax Info Refresh New Search List Close

Lien-Lien (more)

PIN: 009720189
AIN: 1.109210000000
Status: Active, 9/29/2018 12:00:03 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
9995 E 14TH AVE
Manufactured Home
MH (LPT) on Leased Land (ML)
Manufactured Home
0

Filter by

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

Bill Detail

Year	Bill No	Bill Type	Collection Type	Net	Fees	Penalty	Interest/Disc	Ass Paid	Prnt Sent
<input type="checkbox"/> 2021	2021001798753-A	Original	Secured	\$918.14	\$0.00	\$129.84	\$0.00	\$0.00	\$1,047.98
<input type="checkbox"/> 2020	2020004000113-A	Original	Unsecured	\$908.68	\$34.92	\$128.90	\$136.30	\$0.00	\$1,208.80
<input type="checkbox"/> 2019	2019004506109-A	Original	Unsecured	\$900.80	\$34.92	\$128.10	\$297.26	\$0.00	\$1,361.08
<input type="checkbox"/> 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 1st 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

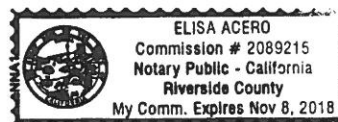
On August 30, 2018 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that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

Elisa Acero
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 1st 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

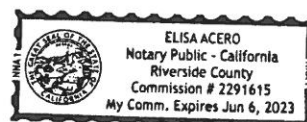
On August 14, 2019 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that 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 1st 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

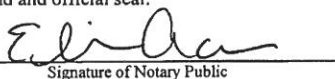
County of Riverside

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.

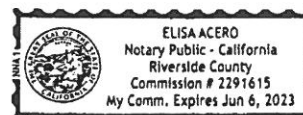
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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 1st 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

§

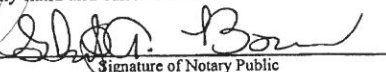
County of Riverside

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.

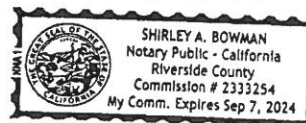
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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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

Bridget Hunter
Signature of Claimant

Signature of Claimant

Bridget Hunter
Print Name

Print Name

312 W Arrow Hwy #13
Street Address

Street Address

Lupland Calif 91780
City, State, Zip

City, State, Zip

(916) 485-2075
Phone Number

Phone Number

Email Address

Email Address

RECEIVED
2022 AUG -4 AM 5:19
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

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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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

DEATH FILE NUMBER		3 20019027213	
1 NAME OF DECEASED - FIRST, MIDDLE, LAST HOWARD		2 LAST NAME HOWARD	
3 SEX MALE		4 DATE OF BIRTH 11/06/1933	
5 AGE 69		6 RACE BLACK	
7 DATE OF DEATH 06/22/2003		8 HOUR 0600	
9 PLACE OF DEATH TEXAS		10 DECEASED'S RESIDENCE 630 W. DUARTE RD., #114, MONROVIA, CA 91016	
11 DECEASED'S OCCUPATION PARTS SUPERVISOR		12 DECEASED'S EMPLOYER ENGINE PARTS	
13 DECEASED'S SOCIAL SECURITY NUMBER 10		14 DECEASED'S MARITAL STATUS MARRIED	
15 DECEASED'S RELIGION CECROUDE		16 DECEASED'S ETHNIC ORIGIN UNKNOWN	
17 DECEASED'S PLACE OF BIRTH MONROVIA, LOS ANGELES		18 DECEASED'S PLACE OF DEATH ARCADIA	
19 DECEASED'S PLACE OF DEATH ARCADIA		20 DECEASED'S PLACE OF DEATH ARCADIA	
21 DECEASED'S PLACE OF DEATH ARCADIA		22 DECEASED'S PLACE OF DEATH ARCADIA	
23 DECEASED'S PLACE OF DEATH ARCADIA		24 DECEASED'S PLACE OF DEATH ARCADIA	
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99 DECEASED'S PLACE OF DEATH ARCADIA		100 DECEASED'S PLACE OF DEATH ARCADIA	

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 06/21/11

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 -		46. DATE mm/dd/yyyy 06/23/2022	
44. NAME OF FUNERAL ESTABLISHMENT ARNOLD FAMILY FUNERAL SERVICES INC. - HILL SIDE CHAPEL		45. SIGNATURE OF LOCAL REGISTRAR MUNTU-DAVIS MD	
47. PLACE OF DEATH RESIDENCE		48. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> P <input type="checkbox"/> SNOP <input type="checkbox"/> ODA	
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 ventricular fibrillation 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) SEQUENTIALLY, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST. 112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 NONE 113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) NO 114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since Decedent Last Seen Alive (A) mm/dd/yyyy (B) mm/dd/yyyy 10/29/2021 06/14/2022 115. SIGNATURE AND TITLE OF CERTIFIER PURVI RASHMIKANT PATEL, MD 116. LICENSE NUMBER A82356 117. DATE mm/dd/yyyy 06/22/2022 118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE PURVI RASHMIKANT PATEL, MD 2700 E FOOTHILL BLVD STE 200, PASADENA, CA 91107 119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined 120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK 121. INJURY DATE mm/dd/yyyy 122. HOUR (24 Hours) 123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.) 124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury) 125. LOCATION OF INJURY (Street and number, or location, and city, and zip) 126. SIGNATURE OF CORONER / DEPUTY CORONER 127. DATE mm/dd/yyyy 128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR		FAX AUTH.#	
CENSUS TRACT			

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF LOS ANGELESThis is a true certified copy of the record filed in the County of Los Angeles
Department of Public Health if it bears the Registrar's signature in purple ink.

* 003479978 *

Health Officer and Registrar

DATE ISSUED

JUN 27 2022

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE