

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



ITEM: 21.5
(ID # 26967)

MEETING DATE:
Tuesday, March 18, 2025

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for the June 1, 2023 Chapter 8 Tax Sale Agreement, Agreement Number 1056. Last assessed to: Common Cents, Inc., a California Corporation. District 3. [\$18,039-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Common Cents, Inc., last assessee, for payment of excess proceeds resulting from the Treasurer-Tax Collector's June 1, 2023 Agreement of Sale, Agreement Number 1056, associated with parcel 933150009; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Common Cents, Inc. in the amount of \$18,038.98, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

ACTION:Policy

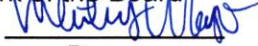

Melissa Johnson, Assistant Tax Collector 3/3/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel 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: March 18, 2025
xc: TTC

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	\$ 18,039	\$ 0	\$ 18,039	\$ 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 above-described Chapter 8 Agreement of Sale of delinquent real property, effective June 1, 2023. The deed conveying title to the purchasers at the auction was recorded June 28, 2023. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 11, 2023 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.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Common Cents, Inc. based on a Grant Deed recorded April 15, 2022 as Instrument No. 2022-0180664.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Common Cents, Inc., last assessee, be awarded excess proceeds in the amount of \$18,038.98. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Common

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

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 3/3/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 2/24/2025

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 2023 AGREEMENT ITEM 1056 Parcel Identification Number: 933150009

Assessee: COMMON CENTS INC

Situs:

Date Sold: 06/01/2023

Date Deed to Purchaser Recorded: 06/28/2023

Final Date to Submit Claim: 06/28/2024


I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$18,032.98 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. 2022-0180664; recorded on 4-15-22. 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 16th day of August, 2023 at Lake Elsinore CA
County, State


Signature of Claimant

Signature of Claimant

Sean Wyciffe, president of Common Cents Inc.
Print Name

Print Name

31500 Grape St #3-283
Street Address

Street Address

Lake Elsinore CA 92532
City, State, Zip

City, State, Zip

714-235-5268
Phone Number

Phone Number

seanwyciffe@gmail.com
Email Address

Email Address

RECEIVED
2023 AUG 22 PM 3:07
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

RECORDING REQUESTED BY:
WESTERN RESOURCES TITLE COMPANY

RECORDING REQUESTED BY:

Optima Escrow, Inc.

Order No. 232457

Escrow No. 23466JS

Parcel No: 933-150-010, 933-150-020, 933-150-008, 933-150-009

AND WHEN RECORDED MAIL TO:

Sean Wycliffe
COMMON CENTS, INC.

31500 GRAPE STREET #3-283
LAKE ELSINORE, CA 92532

DOC # 2022-0180664

04/15/2022 03:37 PM Fees: \$36.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

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

TRA 082-016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$282.15 and CITY \$ 0

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☒ unincorporated area: ☐ Temecula, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Olga Hinkel, Trustee of The Olga Hinkel Living Trust Dated July 20, 2017, and any amendments thereto, as to an undivided 1/3rd interest and Richard John Hinkel, a single man and David Adam Hinkel an unmarried man as to an undivided 1/3rd interest; all as Tenants in common

hereby GRANT(S) to Common Cents, Inc., a California Corporation

the following described real property in the County of Riverside, State of California: *

Parcels 1,2 and 3 of Parcel Map No. 16547, as per map filed in Book 98, pages 50 and 51 of Parcel Maps, in the office of the county recorder of said county.

Parcel#933-150-008, 933-150-009 and 933-150-010

Parcel A:

Parcels 3 of Parcel Map No. 16547, as per map filed in Book 98, Pages 50 and 51 of Parcel Maps, in the office of the County Recorder of said county.

APN#933-150-010

Parcel B:

Parcel 4 of Parcel Map no. 15215, as per map filed in book 119, pages 48 and 51 of parcel maps, in the office of the county recorder of said county.

APN#933-150-020

More commonly known as: 44840 La Macha Road, Temecula, CA 92590

* Complete Legal Description attached as Exhibit "A" *

Date April 13, 2022

The Olga Hinkel Living Trust Dated July 20, 2017

By: Olga Hinkel, Trustee
Olga Hinkel, TrusteeRichard John Hinkel
Richard John Hinkel
Richard John HinkelDavid Adam Hinkel
David Adam Hinkel

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

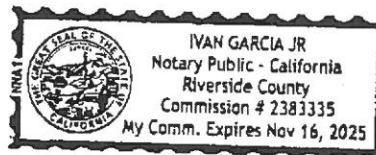
STATE OF CALIFORNIA
COUNTY OF San Diego } S.S.

On April 14, 2022, before me, Ivan Garcia Jr. -Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)



see attached Acknowledgement

ACKNOWLEDGMENT

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

State of California

County of San Diego

On April 14, 2022 before me, Ivan Garcia Jr. Notary Public
 (insert name and title of the officer)

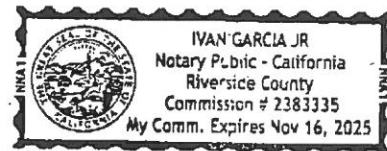
personally appeared Abigail Hinkel, trustee, Richard John Hinkel and David Adam Hinkel
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are)
 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
 his/her/their authorized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

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

WITNESS my hand and official seal.

Signature _____

(Seal)



GOVERNMENT CODE 27361.7

I HEREBY CERTIFY UNDER PENALTY OF PERJURY
THAT THE DOCUMENT TO WHICH THIS STATEMENT
IS ATTACHED READS AS FOLLOWS:

"... county of san Diego..."

"... Ivan Garcia Jr., Notary Public..."

"... Olga Hinkel..."

"... Richard John Hinkel..."

"... David Adam Hinkel..."

PLACE OF EXECUTION: ORANGE, CALIFORNIA

DATE: 04/15/2022

WESTERN RESOURCES TITLE

BY: Victoria Barsamian
Victoria Barsamian, Agent

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE
NOTARY SEAL ON THE DOCUMENT TO WHICH THIS
STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY : Ivan Garcia Jr.

COMMISSION NO. : 2383335

VENDOR NO.: NNA1

COUNTY WHERE BOND IS FILED: Riverside

DATE COMMISSION EXPIRES: NOV. 16, 2025

PLACE OF EXECUTION: ORANGE, CALIFORNIA

DATE: 04/15/2022

WESTERN RESOURCES TITLE

BY: Victoria Barsamian
Victoria Barsamian, Agent

Order Number: 232457 (DB)

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the **Unincorporated Area**, County of **Riverside**, State of **California**, described as follows:

PARCEL A:

PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 16547, AS PER MAP FILED IN BOOK 98, PAGES 50 AND 51 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN'S: 933-150-008, 009 AND 010

PARCEL B:

PARCEL 4 OF PARCEL MAP NO. 15215, AS PER MAP FILED IN BOOK 119, PAGES 48 AND 51 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 933-150-020