

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



**ITEM: 21.2
(ID # 27177)**

MEETING DATE:
Tuesday, April 15, 2025


FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 38. Last assessed to: Kelly K. Leberknight, an unmarried woman, as her sole and separate property. District 1. [\$111,784 - Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Kelly K. Leberknight, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 310123020; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Kelly K. Leberknight, last assessee in the amount of \$111,783.75 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.

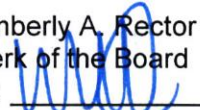
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 4/1/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Gutierrez 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: April 15, 2025
xc: Treasurer

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	\$ 111,784	\$ 0	\$ 111,784	\$ 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 May 02, 2023 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 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 July 13, 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 Kelly K. Leberknight based on a Grant Deed recorded September 13, 2013 as Instrument No. 2013-0446688.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Kelly K. Leberknight, last assessee be awarded excess proceeds in the amount of \$111,783.75. 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 Kelly


Cesar Bernal, PRINCIPAL MGMT ANALYST 4/3/2025


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

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2024 JUN 20 AM 11:50

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 219 ITEM 38 Parcel Identification Number: 310123020

Assessee: LEBERKNIGHT, KELLY K

Situs:

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$111,783.25 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. 2013-0446688; recorded on 9/13/2013. 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 20th day of June, 2024 at Riverside, CA
County, State

Kelly K. Leberknight
Signature of Claimant

Signature of Claimant

Kelly K. Leberknight
Print Name

Print Name

22475 Sheffield Dr.
Street Address

Street Address

Moreno Valley, CA 92557
City, State, Zip

City, State, Zip

951-903-7001
Phone Number

Phone Number

kleberknight@verizon.net
Email Address

Email Address

RECORDING REQUESTED BY:

MICHAEL S. OVERING

And when recorded mail this Deed to:

Kelly K. Leberknight
22475 Sheffield Drive
Moreno Valley, CA 92557



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GRANT DEED

36.50

C
071

THE UNDERSIGNED GRANTOR DECLARES

DOCUMENTARY TRANSFER TAX IS: \$ None (see below)

_____ unincorporated area County of Riverside

Parcel No. 310-123-020

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ANGELA SANNIPOLI, a widow,

hereby GRANTS to

Kelly K. Leberknight, an unmarried woman, as her sole and separate property,

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

Lot 25, Block C of Perris Home Gardens, in the City of Perris, County of Riverside, State of California, as shown by map on file in Book 14, Pages 80 and 81 of maps, Riverside County records.

Excepting therefrom the Westerly Rectangular 10 feet of said lots, as conveyed to the City of Perris by Deed recorded September 11, 1940 in Book 472, Page 186 of records of Riverside County, California.

§63.1(a)(2).

ANGELA SANNIPOLI
ANGELA SANNIPOLI

Dated: December 1, 2010

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

On this _____ day of _____, 2011, before me, _____, a notary public in and for said county and state, personally appeared ANGELA SANNIPOLI 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

see Attached
Notary Public in and for said county and state

MAIL TAX STATEMENT TO PARTY SHOWN BELOW OR IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Alfred L. Sannipoli, Jr., 26250 Palomar Road, Romoland, CA 92585.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

On March 7 2011 before me, Michael J. Becerra, Notary Public
(Here insert name and title of the officer)

personally appeared Angela Sannipoli

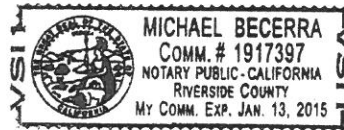
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 12/1/10

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document