

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



**ITEM: 21.3  
(ID # 27210)**

**MEETING DATE:**  
Tuesday, April 15, 2025

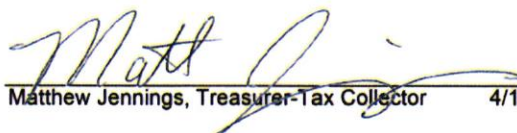
**FROM :** TREASURER-TAX COLLECTOR

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 56. Last assessed to: Jeffrey A. Woller and Sheri M. Woller, husband and wife, as joint tenants, as to an undivided 50% interest and Dan J. Hammes, a widower, as to an undivided 50% interest. District 3. [\$0]

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

1. Deny the claim from the City of Menifee, Code Enforcement Division for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 350052005; and
2. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$32,060.36 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:**Policy

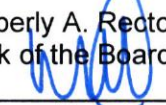
  
Matthew Jennings, Treasurer-Tax Collector 4/1/2025

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**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**

<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>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b>			<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 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.

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 June 20, 2023.

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

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

1. Claim from the City of Menifee, Code Enforcement Division based on a Notice of Pendency of Administration Proceedings recorded September 08, 2022 as Instrument No. 2022-0387997.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from the City of Menifee, Code Enforcement Division be denied since their lien was release with Instrument No. 2024-0130729 recorded on May 06, 2024. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$32,060.36 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 claimant by certified mail.

**Impact on Residents and Businesses**

Excess proceeds will be transferred to the County General Fund.

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

**ATTACHMENT A. Claim Menifee**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 4/3/2025

  
Aaron Gettis, Chief of Deputy County Counsel 2/26/2025

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 219 ITEM 56 Parcel Identification Number: 350052005

Assessee: HAMMES, DAN J & WOLLER, JEFFREY A & WOLLER, SHERI M

Situs:

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

RECEIVED  
2023 JUL 24 PM 2:35  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTION

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1452.44 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 2022-0387997; recorded on 09/08/2022. 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.

PLEASE SEE ATTACHED DEMAND PAYOFF AND NOTICE OF PENDING.

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 19 day of JULY, 2023 at RIVERSIDE, CA  
County, State

[Signature]  
Signature of Claimant

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

ERIN YBANEZ-CODE ENFORCEMENT  
Print Name

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

29714 HAUN RD.  
Street Address

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

MENIFEE, CA 92580  
City, State, Zip

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

(951) 723-1500  
Phone Number

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

eybanez@menifeepolice.org  
Email Address

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

<p>PLEASE COMPLETE THIS INFORMATION RECORDING REQUESTED BY:</p> <p><b>CITY OF MENIFEE CODE ENFORCEMENT DIVISION</b></p> <p>AND WHEN RECORDED MAIL TO:</p> <p><b>CITY OF MENIFEE CODE ENFORCEMENT 29714 HAUN ROAD MENIFEE, CA 92586</b></p>	<p><b>DOC # 2022-0387997</b> 09/08/2022 11:15 AM Fees: \$0.00 Page 1 of 2 Recorded in Official Records County of Riverside Peter Aldana Assessor-County Clerk-Recorder</p> <p>**This document was electronically submitted to the County of Riverside for recording** Received by DEYANIRA #293</p>
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Space above this line for recorder's use only

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

Title of Document

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



Menifee Police Department - Code Enforcement  
29714 Haun Rd. | Menifee, CA 92586 | (951) 723-1500

**Ed Varso, Chief of Police**

**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

**OWNER(S) OF RECORD:**

**JEFFREY A. WOLLER; DAN J. HAMMES; SHERI M. WOLLER**  
PO BOX 1313  
JULIAN, CA 92036

**SITUS: DAKOTA**  
**APN: 350-052-005**  
**Case No: CE-22-0581**

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to the City of Menifee Municipal Code, that administrative abatement proceedings have been commenced with respect to the following described real property in the City of Menifee, County of Riverside, State of California: TR 2257

Prior notice has been given to immediately correct the violation(s) to avoid further action by the City of Menifee, which may include remediation, restoration, or demolition to abate the public nuisance or other remedies available to the Department by a court of competent jurisdiction. Any costs incurred by the City, including but not limited to investigative, administrative, and abatement costs and attorney's fees may become a special assessment lien on such property; that any purchaser, his/her heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

This Notice of Pendency will remain public record until all violations of the City of Menifee Municipal Code have been corrected and all direct costs incurred by the City have been paid and corrections verified by the Code Enforcement and/or Building and Safety Division.

Signature:   
Sayed Sadat  
Code Enforcement Technician  
CITY OF MENIFEE CODE ENFORCEMENT DIVISION

**ACKNOWLEDGEMENT**

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

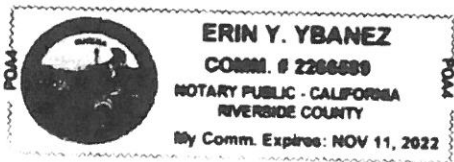
State of California

County of Riverside

On 09/01/2022 before me, Erin Y. Ybanez - Notary Public

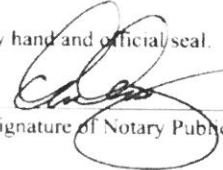
Personally appeared Sayed Sadat

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:   
Signature of Notary Public

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

**CITY OF MENIFEE CODE  
ENFORCEMENT DIVISION**

AND WHEN RECORDED MAIL TO:

**CITY OF MENIFEE  
CODE ENFORCEMENT  
29714 HAUN ROAD  
MENIFEE, CA 92586**

**DOC # 2024-0130729**

05/06/2024 10:52 AM Fees: \$20.00

Page 1 of 2

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: KAREN #277

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**RELEASE OF NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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Title of Document

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION



Menifee Police Department  
29714 Haun Rd. | Menifee, CA 92586 | (951) 723-1500

Chris Karrer, Chief of Police

**RELEASE OF NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

**OWNER(S) OF RECORD:**  
JEFFREY A. WOLLER; DAN J. HAMMES; SHERI M. WOLLER

**SITUS:**  
APN: 350-052-005  
CASE NO: CE-22-0581

NOTICE IS HEREBY GIVEN to all persons, pursuant to the City of Menifee Municipal Code, that a Notice of Pendency of Administrative Proceedings, Document(s) #2022-0387997 was filed on 09/08/2022 in the official records of the County of Riverside, state of California pertaining to the real property therein described:

The condition(s) located on said real property is no longer a detriment to the health and safety of the general public but may not be in full compliance with existing codes; and

There being no monies owing and due to said City for abatement expenses, or there being no cause for a tax and special assessment lien on the real property because of proceedings giving rise to the execution and recording of the above-mentioned notice; and therefore

The above-mentioned NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS is hereby released and said document shall no longer be in force or effect as of April 25, 2024.

SIGNATURE

Sayed Sadat

CODE ENFORCEMENT OFFICER I

CITY OF MENIFEE CODE ENFORCEMENT DIVISION

**ACKNOWLEDGEMENT**

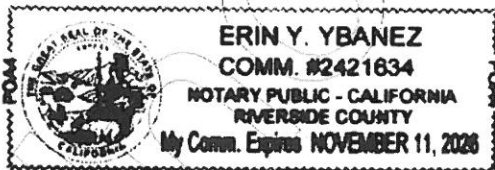
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On May 1, 2024 before me, Erin Y. Ybanez – Notary Public

Personally appeared Sayed Sadat



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.

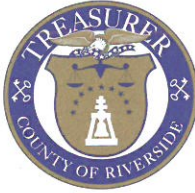
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary Public

MATTHEW JENNINGS  
County of Riverside Treasurer - Tax Collector

Giovane Pizano  
Assistant Treasurer



Melissa Johnson  
Assistant Tax Collector

MARCH 14, 2025

CITY OF MENIFEE, CODE ENFORCEMENT DIVISION  
C/O ERIN YBANEZ  
29714 HAUN DR.  
MENIFEE, CA 92586

Parcel Identification Number(s) 350052005 TC 219 Item(s) 56 Date of Sale MAY 2, 2023

Claimant: CITY OF MENIFEE, CODE ENFORCEMENT DIVISION

Your claim for the excess proceeds from the sale of the above referenced property has been reviewed by this office and we are making our recommendation to the Riverside County Board of Supervisors soon. **Our office has recommended to deny your claim based on the following reason:**

The claim from the City of Menifee, Code Enforcement Division be denied since their lien was release with Instrument No. 2024-0130729 recorded on May 06, 2024.

Please contact our office at (951) 955-3336, if you have any questions regarding this recommendation.

Cordially,

Matthew Jennings  
Treasurer-Tax Collector

*Maricela Ambriz*  
Riverside County  
Treasurer-Tax Collector  
Tax Sale Operations Unit

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	A. Signature <b>X</b>
1. Article Addressed to:  CITY OF MENIFEE, CODE ENFORCEMENT DIVISION C/O ERIN YBANEZ 29714 HAUN DR. MENIFEE, CA 92586	B. Received by ( <i>Printed Name</i> )  D. Is delivery address different from the address on the mailpiece? If YES, enter delivery address below
2. Article Number ( <i>Transfer from service label</i> )  7022 3330 0000 1836 1407	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053	