

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



**ITEM: 21.13  
(ID # 27447)**

**MEETING DATE:**  
Tuesday, May 06, 2025

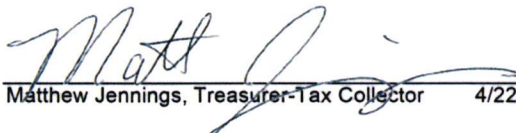
**FROM :** TREASURER-TAX COLLECTOR

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 103. Last assessed to: Lonjinos Rojas, an unmarried man. District 2. [\$7,685-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Lonjinos Rojas, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378182036; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Lonjinos Rojas, last assessee, in the amount of \$7,684.73, 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 4/22/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Perez 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: May 6, 2025  
xc: TTC

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>	\$ 7,685	\$ 0	\$ 7,685	\$ 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 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 Lonjinos Rojas based on a Tax Deed to Purchaser of Tax-Defaulted Property recorded December 12, 2001 as Instrument No. 2001-618195.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Lonjinos Rojas, last assessee, be awarded excess proceeds in the amount of \$7,684.73. 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 Rojas**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 4/25/2025

  
Aaron Gettis, Chief of Deputy County Counsel 3/31/2025

## 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 103 Parcel Identification Number: 378182036

Assessee: ROJAS, LONJINOS

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 \$\_\_\_\_\_ 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. 2001-618195; recorded on 12/12/2001. 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 20 day of October, 2023 at San Bernardino, CA  
County, State

*Lonjinos Rojas*  
Signature of Claimant

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

Lonjinos Rojas  
Print Name

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

1128 W. 6<sup>th</sup> St.  
Street Address

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

San Bernardino, CA 92411  
City, State, Zip

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

(909) 205-8027  
Phone Number

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

gino100@juno.com  
Email Address

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

**RECEIVED**

2023 OCT 25 PM 2:37

**RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR**

LONJINOS ROJAS  
5727 NORTH "I" ST  
SAN BERNARDINO, CA 92407

DOC # 2001-618195

12/12/2001 08:00A Fee:6.00

Page 1 of 1 Doc. Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	POOR	NOOR	SMF	MISC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

TRA 005-005

Doc. Trans. Tax - computed on full value of property conveyed \$ 1.65

Paul McDonnell, Tax Collector

Signature of Declarant

## TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 1991-1992

and for nonpayment were duly declared to be in default 1992-378182036-0000

Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and  
LONJINOS ROJAS, AN UNMARRIED MAN

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$1,450.00, objected to the sale.

OCTOBER 22, 2001

\$1,450.00

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to ADAMS, JOHN LEE, described as follows:

378182036-6

Assessor's Parcel Number

IN THE CITY OF LAKE ELSINORE

THAT PORTION OF LOT 427, UNIT "A" OF COUNTRY CLUB HEIGHTS OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 59, 60 AND 61 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 40 FEET; THENCE NORTHWESTERLY A DISTANCE OF 80 FEET, MORE OR LESS, IN A DIRECT LINE TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, WHICH POINT IS DISTANT SOUTHWESTERLY 25 FEET MEASURED ALONG SAID NORTHWESTERLY LINE FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 25 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 79 TO THE POINT OF BEGINNING.

State of California Executed on  
RIVERSIDE County OCTOBER 22, 2001

By

*Paul McDonnell*  
Tax Collector

On OCTOBER 22, 2001, before me, GARY L. ORSO, personally appeared PAUL MCDONNELL, personally known to me or 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, 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.

WITNESS my hand and official seal.

GARY L. ORSO

Assessor/County Clerk-Recorder

Deputy

§§3708 & 3804 R&T Code

TDL 8-19 (6-97)

