

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



ITEM: 21.10
(ID # 27565)

MEETING DATE:
Tuesday, July 01, 2025

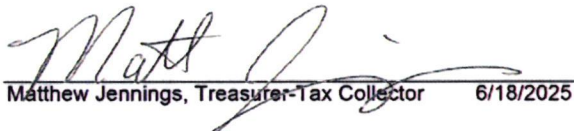
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 292. Last assessed to: Irallex-Blythe, Inc. District 4. [\$21,004-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Irallex-Blythe, Inc., last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 842041035; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Irallex-Blythe, Inc., last assessee, in the amount of \$21,004.10, 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.

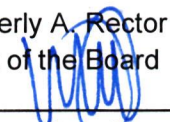
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 6/18/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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: July 1, 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	\$ 21,004	\$ 0	\$ 21,004	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	25/26

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 Irallex-Blythe, Inc. based on a Grant Deed recorded January 15, 2013 as Instrument No. 2013-0023136.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Irallex-Blythe, Inc., last assessee, be awarded excess proceeds in the amount of \$21,004.10. 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 Irallex

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 6/19/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 4/20/2025

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2023 SEP 13 PM 12:17

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
REGAS-TAX COLLECTOR

TC 219 ITEM 292 Parcel Identification Number: 842041035

Assessee: IRALEX BLYTHE INC

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 \$ 100% 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. 2013-0023136 recorded on 1-15-13. 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 Statement

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 8th day of September, 2023 at Ventura, CA
County, State

Signature of Claimant

Signature of Claimant

Peter A. Goldenring, President

Print Name

6050 Seahawk Street

Street Address

Street Address

Ventura, CA 93003

City, State, Zip

City, State, Zip

(805) 642-6702

Phone Number

Phone Number

peter@gopro-law.com

Email Address

Email Address

RECORDING REQUESTED BY:
 Peter A. Goldenring, Esq. SBN: 79387
 GOLDENRING & PROSSER, A PLC
 6050 Seahawk Street
 Ventura, CA 93003

DOC # 2013-0023136
 01/15/2013 01:19P Fee:34.00
 Page 1 of 4
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



WHEN RECORDED RETURN TO:
 Peter A. Goldenring, Esq. SBN: 79387
 GOLDENRING & PROSSER, A PLC
 6050 Seahawk Street
 Ventura, CA 93003

Mail Tax Statements to above

APN: 842-041-035

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GRANT DEED

(34)

M
074

[x] The undersigned grantor(s) declare: This transfer is exempt from the documentary transfer tax pursuant to California Revenue and Tax Code § ~~11930~~ 11926

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Buenaventura Capital, Inc., a California corporation,**

hereby GRANT to **IRALEX-BLYTHE, INC.**

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

Legal Description: (LEGAL DESCRIPTION PER EXHIBIT "A" ATTACHED HERETO)

Dated: November 6, 2012

[Signature]
 Norman Flam, President
 Buenaventura Capital, Inc.

State of CALIFORNIA)
) ss.
 County of VENTURA)

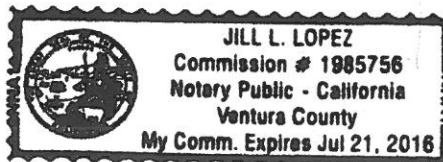
On NOVEMBER 6, 2012, before me, JILL L. LOPEZ, Notary Public, Notary Public, personally appeared NORMAN FLAM, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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.

Separate ACKNOWLEDGEMENT ATTACHED

[Signature]
 Signature of Notary Public



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

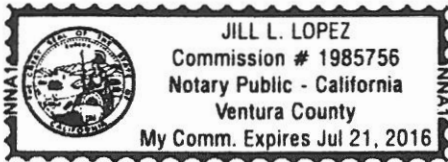
CIVIL CODE § 1189

State of California

County of VENTURA

On NOVEMBER 6, 2012 before me, JILL L. LOPEZ, NOTARY PUBLIC

personally appeared NORMAN FLAM



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: [Handwritten Signature]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT DEED

Document Date: NOVEMBER 6, 2012 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: NORMAN FLAM

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other: _____



Signer Is Representing: Buenaventura CAPITAL

Signer's Name: _____

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other: _____



Signer Is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California,
County of Riverside, City of, described as follows:

THE WEST 75 FEET OF THE EAST HALF OF THE SOUTH 66 FEET OF THE
NORTH 198 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6
SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN.

APN: 842-041-035

End of Legal Description



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: JILL L. LOPEZ

Commission #: 1985758

Place of Execution: VENTURA COUNTY, STATE OF CALIFORNIA

Date Commission Expires: JULY 21, 2014

Date: DECEMBER 19, 2012

Signature: 

Print Name: JILL L. LOPEZ, NOTARY PUBLIC