

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



**ITEM: 21.11
(ID # 28646)**

MEETING DATE:
Tuesday, November 18, 2025

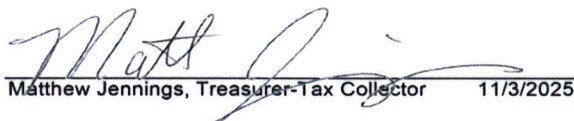
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for the June 1, 2023 Chapter 8 Tax Sale Agreement, Item Number 1015. Last assessed to: Laura R. Dean, a married woman as her sole and separate property, and Sergio C. Arenas, a single man, as tenants in common. District 2. [\$289 - Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Laura Dean aka Laura R. Dean, last assessee for payment of excess proceeds resulting from the Tax Collector's June 1, 2023 Agreement of Sale, Item Number 1015, associated with parcel 390280004;
2. Approve the claim from Sergio Arenas aka Sergio C. Arenas, last assessee for payment of excess proceeds resulting from the Tax Collector's June 1, 2023 Agreement of Sale, Item Number 1015, associated with parcel 390280004; and
3. Authorize and direct the Auditor-Controller to issue a warrant to Laura Dean aka Laura R. Dean in the amount of \$144.40 and to Sergio Arenas aka Sergio C. Arenas in the amount of \$144.40, 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 11/3/2025

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: November 18, 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	\$ 289	\$ 0	\$ 289	\$ 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 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 two claims for excess proceeds:

1. Claim from Laura Dean aka Laura R. Dean, last assessee based on a Grant Deed recorded March 6, 2018 as Instrument No. 2018-0082878.
2. Claim from Sergio Arenas aka Sergio C. Arenas, last assessee based on a Grant Deed recorded March 6, 2018 as Instrument No. 2018-0082878.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Laura Dean aka Laura R. Dean be awarded excess proceeds in the amount of \$144.40 and Sergio Arenas aka Sergio C. Arenas be awarded excess proceeds in the amount of \$144.40. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants 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 Dean

ATTACHMENT B. Claim Arenas

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 11/3/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 10/6/2025

8197920.742

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2024 MAY 15 AM 6:22

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 2023 AGREEMENT ITEM 1015 Parcel Identification Number: 390280004

Assessee: ARENAS, SERGIO C & DEAN, LAURA R

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 \$ _____ 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. _____; recorded on _____. 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.

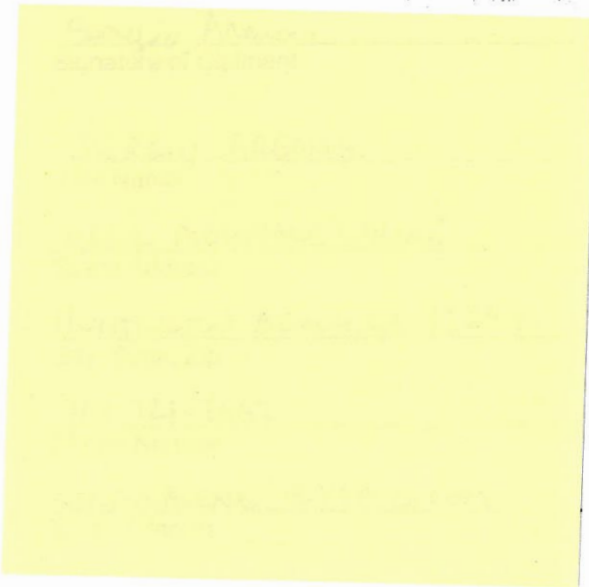
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

I, Laura and Sergio are the property owners.
Please refer to copy of record # 2018-0082877
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 24th day of April, 2024 at Clark, Nevada
County, State



Laura Dean
Signature of Claimant

Laura Dean
Print Name

10424 Trailing Dalea Ave
Street Address

Las Vegas NV 89135
City, State, Zip

702 810 5679
Phone Number

Laura.R.DeanClaim.com
Email Address

(2)

PREPARED AND RECORDING REQUESTED BY:

RENEE C. LLOYD-NASIRI, ESQ.
Attorney at Law
Lloyds Law Firm, PLC
4630 Campus Drive, Suite # 211
Newport Beach, California 92660
949.260.8474

2018-0082878

03/06/2018 08:06 AM Fee: \$ 129.00

Page 1 of 11

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:

Laura R. Dean, Administrator
c/o Lloyds Law Firm, PLC
4630 Campus Drive, Ste # 211
Newport Beach, CA 92660

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APN: 390-280-004

GRANT DEED

129

The undersigned Grantor declares that this is a court-ordered conveyance or decree that is not pursuant to a sale, R & T §11911.

For No/ zero ("0") consideration

This transaction is exempt from the Documentary Transfer Tax pursuant to R & T §11911.

Documentary Transfer Tax is \$0.00

LAURA R. DEAN, ADMINISTRATOR of The Estate of CARLOS M. ARENAS, Orange County Superior Case Number 30-2016-00852531-PR-LA-CJC, the GRANTOR,

HEREBY GRANTS TO

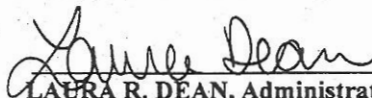
LAURA R. DEAN, a married woman as her sole and separate property, and SERGIO C. ARENAS, a single man, as tenants in common, the GRANTEE.

All of that certain real property situated in the County Riverside, State of California, and commonly known as VACANT LAND; which property is bounded and described as follows:

See Exhibit "A" attached hereto and incorporated by reference herein. SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

A true and correct certified copy of Orange County Superior Court Case Number # 30-2016-00852531-PR-LA-CJC is attached hereto as Exhibit "B" and incorporated by reference herein.

Executed on January 4 2018, in Clark County, Nevada.


_____, Administrator
LAURA R. DEAN, Administrator
of The Estate of Carlos M. Arenas

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.

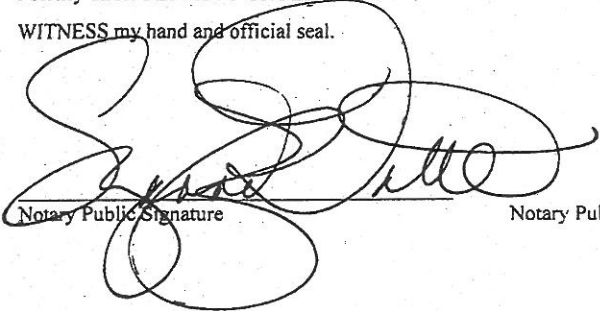
STATE OF NEVADA

COUNTY OF Clark

On January 4, 2018, before me, Laura R. Dean, a Notary Public, personally appeared LAURA R. DEAN, 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.


Notary Public Signature

Notary Public Seal



8197920.742

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Executed this 24th day of April, 2024 at Clark, Nevada
County, State

Sergio Arenas
Signature of Claimant

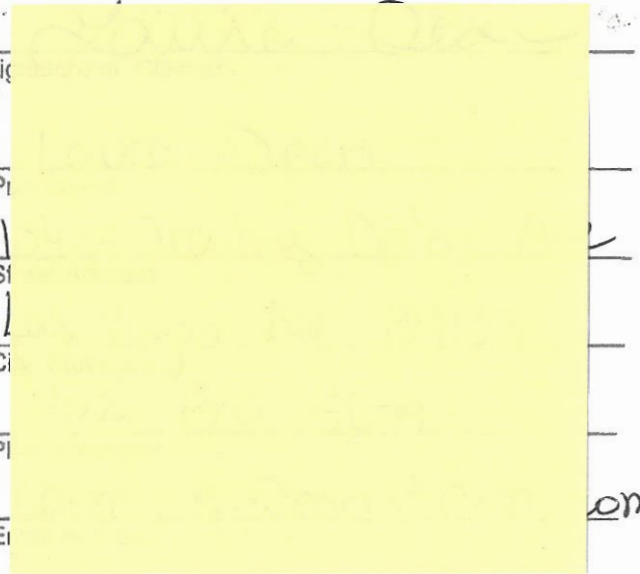
SERGIO ARENAS
Print Name

5602 MOSSVALE CIRCLE
Street Address

HUNTINGTON BEACH, CA 92649
City, State, Zip

714-721-7652
Phone Number

SERGIOARENAS2@YAHOO.COM
Email Address



om

(2)

PREPARED AND RECORDING REQUESTED BY:

RENEE C. LLOYD-NASIRI, ESQ.
Attorney at Law
Lloyds Law Firm, PLC
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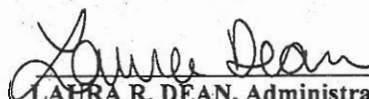
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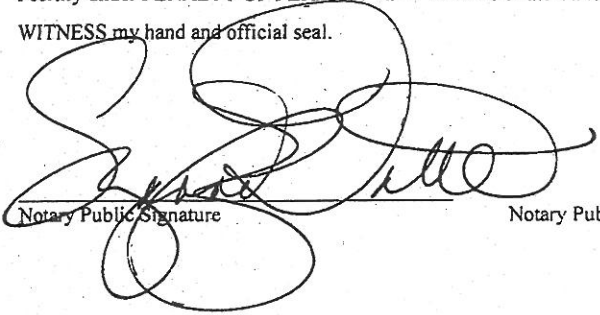
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Notary Public Seal

