

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



ITEM: 21.6
(ID # 27574)

MEETING DATE:
Tuesday, April 28, 2026

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 152. Last assessed to: Albert W. Winekoff, District 5. [0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from the Cabazon Water District for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 528032023;
2. Deny the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 528032023;
3. Deny the claim from Anita Pauline Rowell-Phillip, heir to the Estate of Chris John Winekoff for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 528032023; and
4. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$28,531.05 to the County General Fund, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to Revenue and Taxation Code Section 4674.


ACTION:Policy


Melissa Johnson, Assistant Tax Collector 4/8/2026

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 28, 2026
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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS:			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.

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.

The Treasurer-Tax Collector has received three claims for excess proceeds:

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

1. Claim from the Cabazon Water District based on a Certificate and Notice of Lien for Unpaid Water Bill recorded October 23, 2014 as Instrument No. 2014-0403652.
2. Claim from the County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded October 4, 2018 as Instrument No. 2018-0396051, a Notice of Pendency of Administrative Proceedings recorded October 25, 2019 as Instrument No. 2019-0432099, and a Notice of Pendency of Administrative Proceedings recorded October 25, 2019 as Instrument No. 2019-0432108.
3. Claim from Anita Pauline Rowell-Phillip, heir to the Estate of Chris J. Winekoff based on an Individual Quitclaim Deed recorded November 22, 1989, an Affidavit for Collection of Personal Property notarized October 16, 2023, and a Certificate of Death for Chris J. Winekoff.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from the Cabazon Water District be denied since their lien was released with Instrument No. 2024-0082100 recorded on March 20, 2024. The claim from the County of Riverside, Code Enforcement Department be denied since the claimant withdrew their claim on February 29, 2024. The claim from Anita Pauline Rowell-Phillip, heir to the Estate of Chris John Winekoff be denied since Chris John Winekoff did not hold title at the time of the tax sale and therefore, was not a party of interest. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$28,531.05 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 claimants 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 Water

ATTACHMENT B. Claim Code

ATTACHMENT C. Claim Anita


Cesar Bernal, PRINCIPAL MGMT ANALYST 4/13/2026


Aaron Gettis, Chief Deputy County Counsel 9/17/2025

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 152 Parcel Identification Number: 528032023

Assessee: WINEKOFF, ALBERT W

Situs: 51940 MAXINE AVE CABAZON 92230

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

RECEIVED
2023 JUL 20 PM 4:30
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

I/We pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$512.20 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. 2014-0405052; recorded on 10/23/2014. 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.

Certificate and Notice of Lien for Unpaid Water Bill

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 18th day of July, 2023 at Riverside, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Evelyn Aguilar for Cabazon Water District
Print Name

Print Name

14618 Broadway St. PO Box 297
Street Address

Street Address

Riverside, CA 92230
City, State, Zip

City, State, Zip

(951) 849-4442
Phone Number

Phone Number

eaguilaguilar@cabazonwater.org
Email Address

Email Address



RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

CABAZON WATER DISTRICT
P.O. Box 297
Cabazon, California 92230
951-849-4442

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHO	EXAM
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NO RECORDING FEE REQUIRED PER GOVERNMENT CODE, SECTION 27383



CERTIFICATE AND NOTICE OF LIEN FOR UNPAID WATER BILL (CALIFORNIA WATER CODE, SECTION 31701.7)

Notice is hereby given by the CABAZON WATER DISTRICT, a public agency ("the District"), by this Certificate and Notice authorized by California Water code, Section 31701.7 that the following unpaid water charges are due and payable to the District:

- 1. Name of Debtor: Kimmy Winekoff
- 2. Last known address: P. O. Box 1021, Cabazon, Ca 92230
- 3. Property address: 51940 Maxine, Cabazon, Ca 92230
- 4. APN: 528-032-023-7
- 5. Amount of unpaid water charges: \$512.20

Pursuant to Water Code, Section 31701.7, unpaid water charges constitute a lien on all interests and rights in real property owned by the above-named person(s), including property acquired by him/her or them after the date this instrument is recorded.

A copy of this Certificate and Notice of Lien for Unpaid Water Bill has been mailed, first-class postage pre-paid, to the person(s) at the address set forth above.

CABAZON WATER DISTRICT

DATE: Oct. 23, 2014 BY: Elizabeth Lemus
Elizabeth Lemus
Administrative Assistant 1

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On October 23, 2014, before me, Erica Melgoza (Notary Public) personally appeared Elizabeth Lemus, 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.



Erica Melgoza
Signature of Notary Public

**Recorded at Request of
and When Recorded Mail to:**

Cabazon Water District
PO Box 297
Cabazon, CA 92230
951-849-4442

2024-0082100

03/20/2024 04:21 PM Fee: \$ 20.00

Page 1 of 3

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



143

**NO RECORDING FEE REQUIRED PER
GOVERNMENT CODE, SECTION 27383**

NOTICE OF DISCHARGE OF LIEN

ON SPECIFIC PARCEL(S)

Kimmy Winekoff

P.O. Box 1021,

Cabazon, CA 92230

NOTICE IS HEREBY GIVEN that the undersigned which is Cabazon Water District hereby releases the lien created by the recording of the Notice of Lien for the above designated address (the "Notice of Lien") has been discharged as to the specific parcel(s) identified on Exhibit "A" attached hereto by full payment of the amount levied on such parcel(s).

The Notice of Lien was recorded on 10/23/2014 the office of the County Recorder of the County of Riverside as Instrument No : 2014-0403652.

DATED: 3/12/2024

Ellen Rumpas
Cabazon Water District – Releasing Party

EXHIBIT "A"
CITY OF CABAZON
NOTICE OF DISCHARGE OF LIEN
ON SPECIFIC PARCEL(S)

PARCEL(S) AS FOR WHICH ASSESSMENTS
HAVE BEEN PAID

OWNER'S
NAME & ADDRESS

CONFIRMED
ASSESSMENT

528-032-023-7

Kimmy Winekoff

\$512.20

51940 Maxine Ave.

Cabazon, CA 92230

Unofficial Copy

ACKNOWLEDGMENT

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

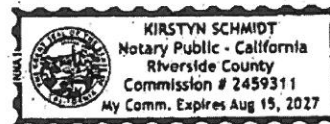
On 03/12/2024 before me, Kirstyn Schmidt, Notary Public
(here insert name and title of the officer)

personally appeared Ellen Koumparis

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 Kirstyn Schmidt

(Seal)

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

RECEIVED

2023 DEC -1 PM 5:06

RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 219 ITEM 152 Parcel Identification Number: 528032023

Assessee: WINEKOFF, ALBERT W

Situs: 51940 MAXINE AVE CABAZON 92230

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 \$ 2,841.49 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. see below; recorded on see below. 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.

- Doc # 2018-0396051, 10/04/2018
- Doc # 2019-0432108, 10/25/2019
- Doc # 2019-0432099, 10/25/2019

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 28 day of November, 2023 at Riverside, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Valerie Lam
Print Name

Print Name

4080 Lemond St. 14th Floor
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

(951) 955-1836
Phone Number

Phone Number

vlam@rivco.org
Email Address

Email Address

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:

County of Riverside
Code Enforcement Department
77588 El Duna Court, Suite H, Palm Desert, CA
92211 • (760) 393-3344 • (951) 955-2004 • FAX
(760) 393-3477
Mail Stop # 4036

2018-0396051

10/04/2018 01:34 PM Fee: \$ 0.00

Page 1 of 2

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



#046

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other violation(s) of the Riverside County Ordinance/Code Ord. 348
Sec 3.3 [RCC 17.12.040]

Case #: CV1803262

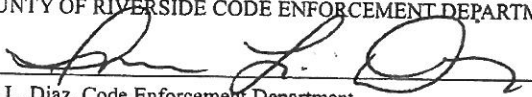
on the property of: Winekoff Chris J Estate of / Albert W Winekoff
and DOES I Through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of RCO Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 51940 MAXINE AVE, CABAZON, CA 92230
PARCEL #: 528032023
LEGAL DESCRIPTION: MB 47/81, CABAZON ESTATES NO 3, LOT 113, BLOCK , T3SR2E SEC 22
VIOLATIONS: Zoning Violation-Business/Activity Not Allowed - Ord. 348 Sec 3.3 [RCC 17.12.040]

Such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes/Ordinances listed above. Failure to comply with the lawful orders of the Deputy Director (Code Enforcement) and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in abatement/removal of the public nuisance or other violation(s) of the Riverside County Code/Riverside County Ordinance and other available legal remedies, as well as assessment of the abatement fees and costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property. Any purchaser(s), heirs, transferec(s), gift recipient(s), assigns or any other persons and/or entities 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 and shall be liable for any unpaid abatement costs and fees.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Irma L. Diaz, Code Enforcement Department

Dated: 9/28/18

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 9/28/18 before me, Sara C. Nunez, Notary Public, personally appeared Irma L. Diaz 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.

Commission #: #2197941, Exp. Date: 5/19/2021

Signature: _____





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

DEMAND FOR PAYMENT

Date: August 03, 2023	Case Number: CV1803262 BOS District: District 4
Property Owner WINEKOFF CHRIS J ESTATE OF; ALBERT W WINEKOFF C/O ALBERT WINEKOFF P O BOX 1021 CABAZON, CA 92230	Property Address Assessor Parcel #: 528032023 51940 MAXINE AVE CABAZON, CA 92230

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including but not limited to costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below.

You are liable to the County of Riverside for the following abatement costs:

Item	Description	Costs
LABOR COSTS		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$578.13
ADMINISTRATIVE CITATIONS		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
CONTRACTOR COSTS		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$19.30
COUNTY COUNSEL COSTS		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
OTHER COSTS		
Other Costs	Subtotal of Other Costs	\$83.50

Subtotal	\$680.93
Payments/Credits	\$0.00
TOTAL DUE NOW	\$680.93

Please refer to the remittance sheet attached for payment information.

Upon compliance of all violations, full payment of the above and confirmation of available funds to the County, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

A request for hearing to object to the charges must be filed in writing to this department within 15 days of the service of this Demand for Payment. You may submit your request via US mail, FAX or email to any of the addresse(s)/numbers listed below. In the event a hearing is required, additional administrative costs may apply.

Demands Processing Unit

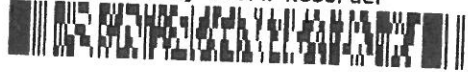
RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

2019-0432099

10/25/2019 02:23 PM Fee: \$ 0.00

Page 1 of 2

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



AND WHEN RECORDED MAIL TO:

County of Riverside
Code Enforcement Department
77588 El Duna Court, Suite H, Palm Desert, CA
92211 • (760) 393-3344 • (951) 955-2004 • FAX
(760) 393-3477
Mail Stop # 4036

680

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:

Case #: CV1901487

WINEKOFF CHRIS J ESTATE OF; ALBERT W WINEKOFF)
and DOES I Through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of RCO Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 51940 MAXINE AVE, CABAZON, CA 92230
PARCEL #: 528032023
LEGAL DESCRIPTION: MB 47/81, CABAZON ESTATES NO 3, LOT 113, BLOCK , T3SR2E SEC 22
VIOLATIONS: Occupied Recreational Vehicle - Ord. 348 Sec 3.3 [RCC 17.12.040]

Such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes/Ordinances listed above. Failure to comply with the lawful orders of the Deputy Director (Code Enforcement) and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in abatement/removal of the public nuisance or other violation(s) of the Riverside County Code/Riverside County Ordinance and other available legal remedies, as well as assessment of the abatement fees and costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property. Any purchaser(s), heirs, transferee(s), gift recipient(s), assigns or any other persons and/or entities 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 and shall be liable for any unpaid abatement costs and fees.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Lorena Diaz, Code Enforcement Officer III, Code Enforcement Department

Dated: 10/17/19

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

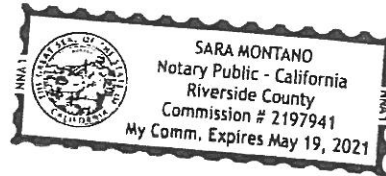
On 10/17/19 before me, Sara Montano, Notary Public, personally appeared Lorena Diaz, Code Enforcement Officer III, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed 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.

Commission #: #2197941, Exp. Date: 5/19/2021

Signature: _____





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

DEMAND FOR PAYMENT-FF

Date: October 16, 2023 Case Status: Open	Case Number: CV1901487 BOS District: District 5
Property Owner WINEKOFF CHRIS J ESTATE OF; ALBERT W WINEKOFF C/O ALBERT WINEKOFF P O BOX 1021 CABAZON, CA 92230	Property Address Assessor Parcel #: 528032023 51940 MAXINE AVE CABAZON, CA 92230

A Notice of Violation and Order to Abate Public Nuisance was previously issued in the above matter. The ten (10) day appeal period has expired and the Order to Abate has become final; or if appealed, the decision was in the Department's favor, and the Order to Abate has become final. Riverside County Ordinance No. 725 provides for the recovery of all abatement costs, applicable Fees and related penalties and assessments incurred by the County reasonably related to any enforcement action to abate a public nuisance, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below with thirty (30) days.

You are liable to the County of Riverside for the following abatement costs:

Item	Description	Costs
FLAT FEES		
Flat Fee Costs	Subtotal of Flat Fees - See Cost Detail Attached	\$1,080.28
ADMINISTRATIVE CITATIONS		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
CONTRACTOR COSTS		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$0.00
COUNTY COUNSEL COSTS		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
RIVERSIDE SHERIFF'S OFFICE COSTS		
RSO Costs	Subtotal of RSO Costs - See Cost Detail Attached	\$0.00
OTHER COSTS		
Other Costs	Subtotal of Other Costs	\$0.00

Please refer to the remittance sheet attached for payment information.

Subtotal	\$1,080.28
Payments/Credits	\$0.00
TOTAL DUE NOW	\$1,080.28

Open Case Status: These costs have not been audited and may not be all inclusive, as there are open and active cases. This property may be subject to additional enforcement and administrative costs until the property is brought into full compliance with county ordinances. Once the issues have been corrected, please re submit your request for processing.

Closed Case Status: Upon compliance of all violations, full payment of the above and confirmation of available funds to the County, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

These costs have not been audited and may not be all inclusive. This property may be subject to additional enforcement and administrative costs until the property is brought into full compliance with county ordinances.

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

2019-0432108

10/25/2019 02:23 PM Fee: \$ 0.00

Page 1 of 2

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



AND WHEN RECORDED MAIL TO:

County of Riverside
Code Enforcement Department
77588 El Duna Court, Suite H, Palm Desert, CA
92211 • (760) 393-3344 • (951) 955-2004 • FAX
(760) 393-3477
Mail Stop # 4036

680

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:

Case #: CV1901451

WINEKOFF CHRIS J ESTATE OF; ALBERT W WINEKOFF)
and DOES I Through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of RCO Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 51940 MAXINE AVE, CABAZON, CA 92230
PARCEL #: 528032023
LEGAL DESCRIPTION: MB 47/81, CABAZON ESTATES NO 3, LOT 113, BLOCK , T3SR2E SEC 22
VIOLATIONS: Accumulated Rubbish (AR) - Ord. 541 Sec 2 [RCC 8.120.010], Zoning Violation-Excess Outdoor Storage (EOS) - Ord. 348 Sec 18.2(A)(1) [RCC 17.172.020(A)(1)]

Such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes/Ordinances listed above. Failure to comply with the lawful orders of the Deputy Director (Code Enforcement) and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in abatement/removal of the public nuisance or other violation(s) of the Riverside County Code/Riverside County Ordinance and other available legal remedies, as well as assessment of the abatement fees and costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property. Any purchaser(s), heirs, transferee(s), gift recipient(s), assigns or any other persons and/or entities 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 and shall be liable for any unpaid abatement costs and fees.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Lorena Diaz, Code Enforcement Officer III, Code Enforcement Department

Dated: 10/17/19

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

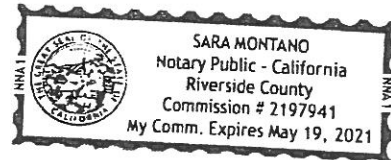
On 10/17/19 before me, Sara Montano, Notary Public, personally appeared Lorena Diaz, Code Enforcement Officer III, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the 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.

Commission #: #2197941, Exp. Date: 5/19/2021

Signature: _____





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

DEMAND FOR PAYMENT-FF

Date: October 16, 2023 Case Status: Open	Case Number: CV1901451 BOS District: District 5
Property Owner WINEKOFF CHRIS J ESTATE OF; ALBERT W WINEKOFF C/O ALBERT WINEKOFF P O BOX 1021 CABAZON, CA 92230	Property Address Assessor Parcel #: 528032023 51940 MAXINE AVE CABAZON, CA 92230

A Notice of Violation and Order to Abate Public Nuisance was previously issued in the above matter. The ten (10) day appeal period has expired and the Order to Abate has become final: or if appealed, the decision was in the Department's favor, and the Order to Abate has become final. Riverside County Ordinance No. 725 provides for the recovery of all abatement costs, applicable Fees and related penalties and assessments incurred by the County reasonably related to any enforcement action to abate a public nuisance, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below with thirty (30) days.

You are liable to the County of Riverside for the following abatement costs:

Item	Description	Costs
FLAT FEES		
Flat Fee Costs	Subtotal of Flat Fees - See Cost Detail Attached	\$1,080.28
ADMINISTRATIVE CITATIONS		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
CONTRACTOR COSTS		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$0.00
COUNTY COUNSEL COSTS		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
RIVERSIDE SHERIFF'S OFFICE COSTS		
RSO Costs	Subtotal of RSO Costs - See Cost Detail Attached	\$0.00
OTHER COSTS		
Other Costs	Subtotal of Other Costs	\$0.00

Subtotal	\$1,080.28
Payments/Credits	\$0.00
TOTAL DUE NOW	\$1,080.28

Please refer to the remittance sheet attached for payment information.

Open Case Status: These costs have not been audited and may not be all inclusive, as there are open and active cases. This property may be subject to additional enforcement and administrative costs until the property is brought into full compliance with county ordinances. Once the issues have been corrected, please re submit your request for processing.

Closed Case Status: Upon compliance of all violations, full payment of the above and confirmation of available funds to the County, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

These costs have not been audited and may not be all inclusive. This property may be subject to additional enforcement and administrative costs until the property in brought into full compliance with county ordinances.

Montellano, Megan

From: Lam, Valerie
Sent: Thursday, February 29, 2024 3:50 PM
To: RCTTC Excess Proceeds
Cc: Aguayo, Betzaira; Walker, Melissa
Subject: EP 219 Item 152 APN: 528032023
Attachments: 528032023 EP 219 Item 152 confirmation.pdf

Hi,

Please cancel EP 219 Item 152 APN: 528032023. We received full payment for this item.

Thank you,

Valerie Lam

Supervising Accountant
County of Riverside Transportation Land Management Agency
☎ (951) 955-1836 | 📧 Mail Stop 1083 | 📠 (951) 955-5177
✉ vlam@rivco.org

How are we doing? Click the link to tell us

Public Service Hours are 8:00 a.m. to 5:00 p.m. - Monday through Friday

For demand or request of releases recorded by the **County of Riverside** Code Enforcement Department, please go to our website: <https://ce.rctlma.org/online-demand-request-form> and fill out the online form.

This e-mail is intended only for the person to whom it is addressed. If you have received this e-mail in error, please delete this message from your system. Please do not copy it or use it for any purpose, or disclose its contents to any other person. Thank you for your cooperation.

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2023 OCT 31 PM 5:09

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

TC: 219 ITEM 152 Parcel Identification Number: 528032023

Owner: WINEKOFF, ALBERT W

Situs Address: 51940 MAXINE AVE CABAZON 92230

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), [X] property owner(s) [please check one] 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.

Statement of facts Att A	
Attachment 1 Quitclaim Deed	Att # 5 Power of Attorney
Att # 2 Quitclaim Deed	Att # 6 Police Investigation Report
Att # 3 marriage Cert	
Att # 4 certificate of Death	

If the property is held in Joint Tenancy, the tax sale 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 16 day of Oct, 2023 at Riverside, Ca County, State

Signature of Claimant
Anita Pauline Rowell-Phillips

Signature of Claimant

Print Name
ANITA PAULINE Rowell-Phillips

Print Name

Street Address
PO Box 2767

Street Address

City, State, Zip
Crestline ca 92325

City, State, Zip

Phone Number
(909) 553-6092

Phone Number

Email Address
pockets2767@gmail.com

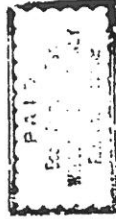
Email Address

A# H2

410352

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO



RECORDED FOR RECORD AT 11:58 ULOCKAM

NOV 22 1989

Recorder
William J. Blaney

MAIL TAX STATEMENT TO

ALBERT W. WINEKOFF
40 BOX 1021
CABAZON, 92230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

TO HEREAFTER

A.P.C.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 2.75
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____, and

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

MARGUERITE W. WINEKOFF

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

ALBERT W. WINEKOFF

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

Lot 113 of Tract Cabazon Estates #3 as per map recorded in Book 47, page 81 of Maps in the office of the County of Riverside

- 1. Taxes for the fiscal year 1986-87.
- 2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

ASSESSOR'S PARCEL NO. 528032023-7

Dated: Feb. 23 1989 Marguerite W. Winekoff
MARGUERITE W. WINEKOFF

STATE OF MICHIGAN }
COUNTY OF WAYNE } ss.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared MARGUERITE W. WINEKOFF

_____ known to me to be the person whose name _____ subscribed to the within instrument and acknowledged that she executed the same. WITNESS my hand and official seal.

Signature Jean M. Wellhelmi

(This area for official notarial seal)

Title Order No.

Factor or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY

The undersigned state(s) as follows:

1. CHRIS J. WINEKOFF died 05/31/23
(DECEDENT) (DATE OF DEATH)

in the County of Riverside, State of California;

2. At least 40 days have elapsed since the death of the decedent, as shown by the attached certified copy of the decedent's death certificate;

3. No proceeding is now being or has been conducted in the State of California for administration of the decedent's estate;

4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed \$166,250.00;

5. The following property is to be paid, transferred or delivered to the undersigned under the provisions of California Probate Code Section 13100 (please describe the property in below space):
LOT; 113 LOT 113 SUBDIVISION NAME CABAZON ESTATE NO 3 LOT TYPE LOT REC MAP TYPE MAP BOC
MAP PLAT B 047 MAP PLAT P 081
APN 528-032-023 LOT NUMBER 113

6. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are:
ANITA P. ROWELL-PHILLIPS (SPOUSE)

7. The undersigned (please check which box(s) applies):

- Is successor(s) of the decedent to the decedent's interest in the described property, or
- Is authorized under California Probate Code Section 13051 to act on behalf of the successor(s) of the decedent with respect to the decedent's interest in the described property;

8. No other person has a superior right to the interest of the decedent in the described property;

9. The undersigned request that the described property be paid, delivered or transferred to the undersigned.

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

10/16/2023
(DATE)

ANITA P. ROWELL-PHILLIPS
(TYPE OR PRINT NAME OF PARTY MAKING DECLARATION)

Anita P. Rowell-Phillips
(SIGNATURE)

D9 7/16

ACKNOWLEDGMENT

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 San Bernardino

On 10/16/23 before me, KIMBERLY ELLIOTT
(insert name and title of the officer)

personally appeared ANITA ROWELL-PHILLIPS,
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 Kimberly Elliott (Seal)

ATT # 4

LF
CF 104



STATE OF MICHIGAN
DEPARTMENT OF PUBLIC HEALTH

STATE FILE NUMBER

CERTIFICATE OF DEATH

0732406

DECEDENT NAME 1 <u>Chris J. Winekoff</u>			SEX 2 <u>Male</u>	DATE OF DEATH (Mo., Day, Yr.) 3 <u>July 10, 1985</u>
RACE - (e.g. White, Black American Indian, etc.) (Specify) 4 <u>White</u>	AGE - Last Birthday (Yrs.) 5a. <u>27</u>	UNDER 1 YEAR 5b. <u> </u> DAYS	UNDER 1 DAY 5c. <u> </u> HOURS 5d. <u> </u> MIN.	DATE OF BIRTH (Mo., Day, Yr.) 6 <u>December 17, 1957</u>
LOCATION OF DEATH (Check one and specify) <input checked="" type="checkbox"/> INSIDE CITY LIMITS OF <u>Gaylord</u> <input type="checkbox"/> INSIDE VILLAGE LIMITS OF <input type="checkbox"/> TWP. OF			HOSPITAL OR OTHER INSTITUTION - (Name of hospital, give street and number, if applicable) 7c. <u>211 West Petoskey St.</u>	
STATE OF BIRTH (If not U.S.A.) 8 <u>Michigan</u>	CITIZEN OF WHAT COUNTRY 9 <u>U.S.A.</u>	MARRIED NEVER MARRIED, WIDOWED, DIVORCED (Specify) 10 <u>Married</u>	SURVIVING SPOUSE (If wife, give maiden name) 11 <u>Anita P. Rowell</u>	WAS DECEDENT EVER IN U.S. ARMED FORCES? (Specify Yes or No) 12. <u>Yes</u>
SOCIAL SECURITY NUMBER 13 <u> </u>		USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) 14a. <u>Truck Driver</u>	KIND OF BUSINESS OR INDUSTRY 14b. <u>Freight & Shipping</u>	
CURRENT RESIDENCE STATE 15a. <u>California</u>	COUNTY 15b. <u>Riverside</u>	LOCALITY (Check one and specify) <input checked="" type="checkbox"/> INSIDE CITY LIMITS OF <u>Banning</u> <input type="checkbox"/> INSIDE VILLAGE LIMITS OF 15c. <u> </u> TWP. OF	STREET AND NUMBER 15d. <u>1941 W. Ramsey St.</u>	
FATHER - NAME FIRST MIDDLE LAST 16 <u>Theodore J. Winekoff</u>			MOTHER - MAIDEN NAME FIRST MIDDLE LAST 17. <u>Margaret Gaut</u>	
INFORMANT 18a. (Signature) <u>Margaret Winekoff</u>			MAILING ADDRESS STREET OR R.F.D. NO. CITY OR TOWN STATE ZIP 18b. <u>211 West Petoskey, Gaylord, Michigan 49735</u>	
19 IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).) PART I				
(a) <u>ACUTE ASPHYXIATION</u> DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death <u>MINUTES</u>
(b) <u>HANGING</u> DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death
PART II OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not related to cause given in PART I				
PLACE OF DEATH (Home, Nursing Home, Hospital, Ambulance) (Specify) 22a. <u>HOME</u>			IF HOSP. OR INST., indicate DDA, OP, Emer. Rm., Inpatient (Specify) 22b. <u> </u>	AUTOPSY (Specify Yes or No) 20. <u>yes</u>
23a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <u>Robert A. Peterson M.D.</u>			24a. <input checked="" type="checkbox"/> On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <u>Robert A. Peterson M.D.</u>	
DATE SIGNED (Mo., Day, Yr.) 23b. <u>7-12-85</u>	HOUR OF DEATH 23c. <u>3:15</u> P.M.	24b. <u>7-12-85</u> 24c. <u>3:15</u> P.M.		
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) 23d. <u> </u>			24d. <u>7-10-85</u> 24e. <u>8:15</u> P.M.	
NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type or Print) 25 <u>Robert A. Peterson M.D., Med. Ex. 850 N. Center, Gaylord, Michigan 49735</u>				
ACC. SUICIDE, HOMIC. NATURAL OR PENDING INQUEST (Specify) 26a. <u>Suicide</u>	DATE OF INJURY (Mo., Day, Yr.) 26b. <u>July 10, 1985</u>	HOUR OF INJURY 26c. <u>7 PM</u>	DESCRIBE HOW INJURY OCCURRED 26d. <u>Self Hanging</u>	
INJURY - AT WORK (Specify Yes or No) 26e. <u>No</u>	PLACE OF INJURY - At home, farm, street, factory, office, building, etc. (Specify) 26f. <u>Home</u>	LOCATION STREET OR R.F.D. NO. CITY, VILLAGE, OR TOWNSHIP STATE 26g. <u>211 West Petoskey, Gaylord, Michigan</u>		
BURIAL, CREMATION, REMOVAL, OTHER (Specify) 27a. <u>Burial</u>	CEMETERY OR CREMATORY - NAME 27b. <u>Fairview Cemetery</u>		LOCATION CITY, VILLAGE, OR TOWNSHIP STATE 27c. <u>Gaylord, Michigan</u>	
DATE (Mo., Day, Yr.) 27d. <u>July 15, 1985</u>	NAME OF FACILITY 27e. <u>Nelson Funeral Home</u>		ADDRESS OF FACILITY 27f. <u>35 N. Center, Gaylord, Mich. 49735</u>	
FUNERAL SERVICE LICENSEE (Signature) 28c. <u>John J. Nelson</u>	REGISTRAR (Signature) 28b. <u>Julie Kuras Alex.</u>	DATE RECEIVED BY REGISTRAR (Mo., Day, Yr.) 28d. <u>July 12, 1985</u>		

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of Otsego County, Michigan

Arthur J. [Signature]

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF REGISTRY OF MARRIAGE

1978

STATE FILE NUMBER		LOCAL REGISTRAR'S NUMBER	
1A. NAME OF GROOM—FIRST NAME Chris		1B. MIDDLE NAME John	
1C. LAST NAME Winekoff		2. DATE OF BIRTH—MONTH, DAY, YEAR 12-17-57	
3. AGE (LAST BIRTHDAY) 21 YEARS		4. NUMBER OF THIS MARRIAGE 1st	
5A. DATE LAST MARRIAGE ENDED		5B. LAST MARRIAGE ENDED BY (SPECIFY DEATH, DIVORCE OR ANNULMENT)	
6. BIRTHPLACE (STATE OR FOREIGN COUNTRY) Michigan		7A. RESIDENCE OF GROOM—STREET ADDRESS (STREET AND NUMBER, RURAL ADDRESS OR LOCATION) 51940 Maxine Street	
7B. CITY OR TOWN Cabazon		7C. COUNTY (IF OUTSIDE CALIFORNIA, ENTER STATE) Riverside	
8A. PRESENT OR LAST OCCUPATION Laborer		8B. KIND OF INDUSTRY OR BUSINESS Construction	
9. HIGHEST SCHOOL GRADE COMPLETED 11th		10A. NAME OF FATHER OF GROOM Theodore J. Winekoff	
10B. BIRTHPLACE OF FATHER (STATE OR FOREIGN COUNTRY) Michigan		10C. MAIDEN NAME OF MOTHER OF GROOM Marguerite W. Gaut	
10D. BIRTHPLACE OF MOTHER (STATE OR FOREIGN COUNTRY) Michigan		11. DATE OF BIRTH—MONTH, DAY, YEAR 8-24-60	
12A. NAME OF BRIDE—FIRST NAME Anita		12B. MIDDLE NAME Pauline	
12C. LAST NAME Rowell		13. DATE OF BIRTH—MONTH, DAY, YEAR 8-24-60	
14. AGE (LAST BIRTHDAY) 18 YEARS		15. NUMBER OF THIS MARRIAGE 1st	
16A. DATE LAST MARRIAGE ENDED		16B. LAST MARRIAGE ENDED BY (SPECIFY DEATH, DIVORCE OR ANNULMENT)	
17. BIRTHPLACE (STATE OR FOREIGN COUNTRY) California		18A. RESIDENCE OF BRIDE—STREET ADDRESS (STREET AND NUMBER, RURAL ADDRESS OR LOCATION) 492 South Florida	
18B. CITY OR TOWN Banning		18C. COUNTY (IF OUTSIDE CALIFORNIA, ENTER STATE) Riverside	
19A. PRESENT OR LAST OCCUPATION Student		19B. KIND OF INDUSTRY OR BUSINESS Education	
20. HIGHEST SCHOOL GRADE COMPLETED 12th		21. BIRTH NAME OF BRIDE (IF DIFFERENT THAN 12C) Illinois	
22A. NAME OF FATHER OF BRIDE Courtney P. Rowell		22B. BIRTHPLACE OF FATHER (STATE OR FOREIGN COUNTRY) Louisiana	
23A. BIRTH NAME OF MOTHER OF BRIDE Nancy L. Abate		23B. BIRTHPLACE OF MOTHER (STATE OR FOREIGN COUNTRY) Illinois	
AFFIDAVIT OF BRIDE AND GROOM WE, THE BRIDE AND GROOM NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF, STATE THAT THE FOREGOING INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR TO THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US, AND HEREBY APPLY FOR LICENSE TO MARRY. 24A. BRIDE (SIGNATURE) <i>Anita P. Rowell</i> 24B. GROOM (SIGNATURE) <i>Chris J. Winekoff</i>			
LICENSE TO MARRY AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF CALIFORNIA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF CALIFORNIA TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. REQUIRED CONSENTS FOR THE ISSUANCE OF THIS LICENSE ARE ON FILE. 25A. SUBSCRIBED AND SWORN TO BEFORE ME ON 6-13-79 25B. DATE LICENSE ISSUED 6-13-79 25C. LICENSE NUMBER 126631 25D. COUNTY CLERK DONALD D. SULLIVAN			
WITNESSES 25E. EXPIRATION DATE 9-11-79 25F. COUNTY OF ISSUE OF LICENSE RIVERSIDE BY <i>N. Seidl</i> DEPUTY 26A. SIGNATURE OF WITNESS <i>Kimberly K. Averb</i> 26B. ADDRESS OF WITNESS—STREET ADDRESS 492 S Florida 26C. ADDRESS OF WITNESS—CITY OR TOWN AND STATE Banning CA 27A. SIGNATURE OF WITNESS <i>Howard Price</i> 27B. ADDRESS OF WITNESS—STREET ADDRESS 422A EAST ST 27C. ADDRESS OF WITNESS—CITY OR TOWN AND STATE ONTARIO CA			
CERTIFICATION OF PERSON PERFORMING CEREMONY 28. I HEREBY CERTIFY THAT THE ABOVE NAMED BRIDE AND GROOM WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF CALIFORNIA ON June 23 MONTH DAY 19 79 YEAR AT Bloomington CITY OR TOWN CALIFORNIA. 29A. SIGNATURE OF PERSON PERFORMING CEREMONY AND OFFICIAL TITLE <i>Rev. G. D. Hurt</i> Pastor 29B. NAME OF PERSON PERFORMING CEREMONY (TYPE OR PRINT) REV. G. D. HURT 29C. DENOMINATION OF PRIEST, MINISTER OR RABBI Protest 29D. ADDRESS—STREET ADDRESS, CITY OR TOWN, AND STATE 11100 So Cedar - Bloomington, Ca			
LOCAL REGISTRAR OF MARRIAGES (COUNTY RECORDER) JUL 5 1979 139462		31. LOCAL REGISTRAR—SIGNATURE DONALD D. SULLIVAN, County Recorder <i>D. Samano</i>	

STATE OF CALIFORNIA, DEPARTMENT OF HEALTH SERVICES, OFFICE OF THE STATE REGISTRAR OF VITAL STATISTICS

VG-117A (6-78)

CERTIFIED COPY OF VITAL RECORD

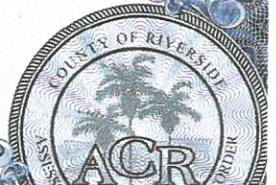
This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Assessor-County Clerk-Recorder.

SEP 09 2022

DATE ISSUED



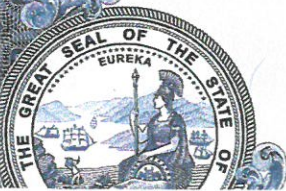
Peter Alderson
PETER ALDAN
ASSESSOR-COUNTY CLERK-RECORDER
RIVERSIDE COUNTY, CALIFORNIA



Pg 9/16

A# #3

CARIVERSIDE



Flores, Kate

From: Acquia Mail
Sent: Monday, April 27, 2026 5:22 PM
To: ba4612442@gmail.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260428**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on April 27, 2026

Submitted values are:

First Name

B

Last Name

Anderson

Address (Street, City and Zip)

Rancho Mirage, 92270

Phone

(760) 324-9637

Email

ba4612442@gmail.com

Agenda Date

04/28/2026

Agenda Item # or Public Comment

21.6

State your position below

21.6

Oppose

Do you need a Spanish translator?

No

Comments

This department depends on deceased county property owners to grow the general fund - SHAMEFUL



Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Anita Phillips

Address: 930 Fern Dr 2767

City: Crestline Zip: 92325

Phone #: 909 553-6092

Date: 4/28/26 Agenda # 21.6

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Do you need a Spanish translator? Yes _____ No _____

BOARD RULES

Requests to Address Board on "Agenda" items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

Online

Riverside County Board of Supervisors Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Brad Anderson

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.6

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

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