

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



ITEM: 21.9
(ID # 28625)

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 the June 1, 2023, Chapter 8 Tax Sale Agreement, Item 1028. Last assessed to: Cody Clawson and Jennavie Clawson, husband and wife as joint tenants, District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claim from Harlan Reese, Attorney and Authorized Agent for Wells Fargo Bank, N.A. for payment of excess proceeds resulting from the Tax Collector's June 1, 2023, Agreement of Sale, Item 1028, associated with parcel 571080027; and
2. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$3,827.00 to the County General Fund pursuant to Revenue and Taxation Code Section 4674, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

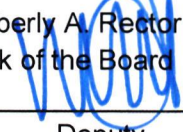
ACTION: Policy


Melissa Johnson, Assistant Tax Collector 4/8/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, 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 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.

Revenue and Taxation Code 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 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 assessee's through the County's Property Tax System for any additional addresses.
3. Used Accurant (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 4676 (b).

According to Revenue and Taxation Code 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

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

of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on June 28, 2023.

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

1. Claim from Harlan Reese, Attorney and Authorized Agent for Wells Fargo Bank, N.A. based on an Abstract of Judgment recorded July 23, 2019 as Instrument No. 2019-0273696.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Harlan Reese, Attorney and Authorized Agent for Wells Fargo Bank N.A. be denied since the claimant failed to provide the following required documentation to substantiate their claim: a Notarized Authorization for Agent to Collect Excess Proceeds form, a Notarized Updated Statement of Monies Owed, and the Articles of Incorporation for Wells Fargo Bank N.A. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$3,827.00 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 Reese


Cesar Bernal, PRINCIPAL MGMT ANALYST 4/13/2026


Aaron Gettis, Chief Deputy County Counsel 1/13/2026

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2023 SEP 13 PM 2:50

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

TC 2023 AGREEMENT ITEM 1028 Parcel Identification Number: 571080027

Assessee: CLAWSON, CODY & JENNAVIE

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 \$ 10,890.13 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. 2019-0273696; recorded on July 23, 2019. 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 11th day of September, 2023 at Carlsbad, California
County, State


Signature of Claimant

Signature of Claimant

Harlan Reese, Attorney and Authorized Agent
Print Name

Print Name

3168 Lionshead Ave
Street Address

Street Address

Carlsbad CA 92010
City, State, Zip

City, State, Zip

760-842-5850x204
Phone Number

Phone Number

HReese@ReeseLawGroup.com
Email Address

Email Address

2019-0273696

07/23/2019 11:59 AM Fee: \$ 118.00

Page 1 of 3

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



PLEASE COMPLETE THIS INFORMATION
RECORDING IS REQUESTED BY:

Wells Fargo Bank, N.A.

AND WHEN RECORDED MAIL TO:

Reese Law Group
Harlan M. Reese, Esq. (Bar #118226)
3168 Lionshead Avenue
Carlsbad, CA 92010
File #554650

3					R	A	Exam:	277	
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SIZE	NCOR	SMF	NCHG	T:		962	NOTICE SENT		

4118

ABSTRACT OF JUDGMENT

Title of Document



THIS PAGE IS ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number);
Recording requested by and return to:

REESE LAW GROUP 554650
Harlan M. Reese, Esq., Bar #118226
3168 Lionshead Avenue
Carlsbad, CA 92010
Tel. 760/842-5850

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
STREET ADDRESS: 4050 Main Street
MAILING ADDRESS: 4050 Main Street
CITY AND ZIP CODE: Riverside, CA 92501
BRANCH NAME: HISTORIC COURTHOUSE

FOR RECORDER'S USE ONLY

PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT: CODY F CLAWSON, et al.

CASE NUMBER:
RIC1811016

ABSTRACT OF JUDGMENT— CIVIL Amended AND SMALL CLAIMS

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's Name and last known address
 CODY F CLAWSON

 26051 COLUMBIA ST
 HEMET CA 92544-6243

b. Driver's license no. [last 4 digits] and state: Unknown
c. Social security no. [last 4 digits]: Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
CODY F CLAWSON
26051 COLUMBIA ST HEMET, CA 92544

2. Information on additional judgment debtors is shown on page 2.

4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):
Wells Fargo Bank, N.A.

5. Original abstract recorded in this county:

a. Date:
b. Instrument No.:

7000 Vista Dr. MAC # N8235-040 West Des Moines, IA 50266

Date: Jun 10, 2019
Harlan M. Reese, Esq.



(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$10,938.12

10. An execution lien attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$
b. In favor of (name and address):

8. a. Judgment entered on (date): March 20, 2019
b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has
a. not been ordered by the court.
b. been ordered by the court effective until (date):

12. a. I certify that this is a true and correct abstract of the judgment entered in this action.
b. A certified copy of the judgment is attached.



This abstract issued on (date):
JUN 24 2019

Clerk, by J. Stracusa, Deputy

PLAINTIFF: Wells Fargo Bank, N.A. DEFENDANT: CODY F CLAWSON, et al.	CASE NUMBER: RIC1811016
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NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

14. Judgment creditor (*name and address*):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

17. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (*address*):

Summons was personally served at or mailed to (*address*):

18. Name and last known address

19. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (*address*):

Summons was personally served at or mailed to (*address*):

20. Continued on Attachment 20.


County of R

Giovane Pizano
Assistant Treasurer

March 6, 2025

HARLAN REESE
C/O WELLS FARGO BANK, N.A.
3168 LIONSHEAD AVE.
CARLSBAD, CA 92010

Re: PIN: 571080027
AGR 2023 Item #1028
Date of Sale: June 1, 2023

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X</p>
<p>1. Article Addressed to:</p> <p>HARLAN REESE C/O WELLS FARGO BANK, N.A. 3168 LIONSHEAD AVE. CARLSBAD, CA 92010</p>	<p>B. Received by (Printed Name)</p> <p>D. Is delivery address different If YES, enter delivery address</p>
 9590 9402 7411 2055 3744 63	<p>3. Service Type</p> <ul style="list-style-type: none"> <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)
<p>2. Article Number (Transfer from service label)</p> <p>7003 2260 0004 1554 4779</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent to Collect Excess Proceeds signed by a Wells Fargo authorizing Harlan Reese (use attached form)**
- Revised Notarized Assignment of Right to Collect Excess Proceeds (use attached form)
- Original Certified Death Certificate for

- Copy of Marriage Certificate for
- Copy of Birth Certificate for
- Original Note/Payment Book
- Notarized Updated Statement of Monies Owed (up to date of tax sale)**
- Articles of Incorporation for Wells Fargo Bank N.A.**
- Court Order Appointing Administrator
- Copy of Deed (Quitclaim/Grant etc...)
- Other:

Please send all original documents by **APRIL 6, 2025** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205.** If you should have any questions, please contact me at the number listed below.

Sincerely,

Juliana Urbina

Senior Accounting Assistant
Tax Sale Operations/Excess Proceeds
PH: (951) 955-3336

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

April 10, 2025

Final Notice

HARLAN REESE
C/O WELLS FARGO BANK, N.A.
3168 LIONSHEAD AVE.
CARLSBAD, CA 92010

Re: PIN: 571080027
AGR 2023 Item #1028
Date of Sale: June 1, 2023

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- Copy of Birth Certificate for
- Original Note/Payment Book
- Notarized Updated Statement of Monies Owed (up to date of tax sale)**
- Articles of Incorporation for Wells Fargo Bank N.A.**
- Court Order Appointing Administrator
- Copy of Deed (Quitclaim/Grant etc...)
- Other:

Please send all **original** documents by **April 25, 2025** to: F
Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92
please contact me at the number listed below.

Sincerely,

Juliana Urbina

Senior Accounting Assistant
Tax Sale Operations/Excess Proceeds
PH: (951) 955-3336

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HARLAN REESE
C/O WELLS FARGO BANK, N.A.
3168 LIONSHEAD AVE.
CARLSBAD, CA 92010



9590 9402 7411 2055 3748 07

2. Article Number (Transfer from service label)

7003 2260 0004 1554 4854