

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



**ITEM: 21.4
(ID # 28842)**

MEETING DATE:
Tuesday, June 09, 2026

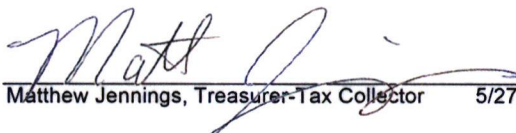
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 220, Item 1. Last assessed to: Melanie Garza, a single woman, District 2. [\$286,883-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Fiore, Racobs & Powers, Agent for Siena in Corona Hills Community Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 115391026;
2. Approve the claim from Melanie Garza, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 115391026; and,
3. Authorize and direct the Auditor-Controller to issue a warrant to Fiore, Racobs & Powers, Agent for Siena in Corona Hills Community Association in the amount of \$22,048.78 and to Melanie Garza in the amount of \$264,834.37, 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.

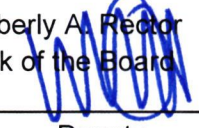
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 5/27/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: June 9, 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	\$ 286,883	\$ 0	\$ 286,883	\$ 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 April 30, 2024 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 24, 2024. 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 11, 2024 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 Fiore, Racobs & Powers, Agent for Siena in Corona Hills Community Association based on an Authorization for Agent to Collect Excess Proceeds notarized September 23, 2025 and a Notice of Delinquent Assessments and Claim of Lien recorded September 07, 2022 as Instrument No. 2022-0386578.
2. Claim from Melanie Garza, last assessee, based on a Grant Deed recorded December 05, 2017 as Instrument No. 2017-0509610.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Fiore, Racobs & Powers, Agent for Siena in Corona Hills Community Association be awarded excess proceeds in the amount of \$22,048.78 and Melanie Garza be awarded excess proceeds in the amount of \$264,834.37. 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 a lienholder and the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Siena

ATTACHMENT B. Claim Garza

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 6/17/2026

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel 11/7/2025

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

AA 9893353.2.2

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

RECEIVED

2024 OCT 31 AM 9:17

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC: 220 ITEM: 1 Parcel Identification Number: 115391026

Owner: GARZA, MELANIE

Situs Address: 2160 HIGHPOINTE DR UNIT 106 CORONA 92879

Date Sold: 04/30/2024

Date Deed to Purchaser Recorded: 06/24/2024

Final Date to Submit Claim: 06/24/2025

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 22,048.78 from the sale of the above mentioned real property. I/We were the lienholder(s), [] property owner(s) [please check one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2022-0396578; recorded on 9/7/2022. 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 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 31st day of October, 2024 at Riverside County, California
County, State

Nicole A. Lilomaiava
Signature of Claimant siema in Corona Hills Community Association 910 Fiore, Racobs & Powers Nicole A. Lilomaiava, Esq.

Signature of Claimant

Print Name

Print Name

6820 Indiana Avenue, Suite 140

Street Address

Street Address

Riverside, CA 92506

City, State, Zip

City, State, Zip

(951) 342-7954

Phone Number

Phone Number

nilomaiava@fiorelaw.com

Email Address

Email Address

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Fiore, Racobs & Powers/Nicole Lilomaiaava my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 115391026 sold at public auction on April 30, 2024. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience. I have been informed that I can file a claim for the excess proceeds directly with the county at no cost.

I also understand that the total of excess proceeds available for refund is \$ 22,048.78 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

(Signature of Party of Interest)

Steven Blair (Name Printed) Siena in Corona Hills Community Association, Board President

10533 Beech Ave (Address)

STATE OF CALIFORNIA)ss. COUNTY OF Orange

Fontana CA 92337 (City/State/Zip)

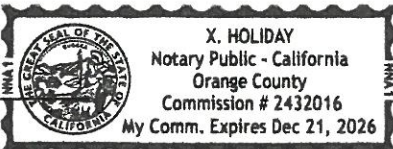
Cell 951 295 6644 (Area Code/Telephone Number)

On September 22, 2025, before me, X. Holiday, personally appeared Steven Blair, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary)



(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

(Signature of Agent)

Nicole A. Lilomaiaava, Esq. (Name Printed)

6820 Indiana Avenue, Suite 140 (Address)

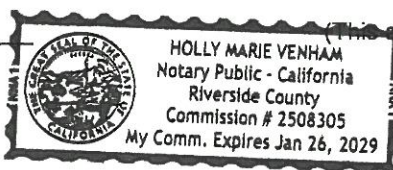
STATE OF CALIFORNIA)ss. COUNTY OF Riverside

Riverside, CA 92506 (City/State/Zip)

On September 23, 2025, before me, Holly Marie Venham, the undersigned, a Notary Public in and for said State, personally appeared [redacted], 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.

WITNESS my hand and official seal.

(Signature of Notary)



(This area for official seal)

2022-0386578

09/07/2022 01:48 PM Fee: \$ 108.00

Page 1 of 4

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



5553

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

FIORE, RACOBS, & POWERS

AND WHEN RECORDED MAIL TO:

Fiore, Racobs, & Powers
6820 Indiana Ave., Suite 140
Riverside, CA 92506

					R	A	Exam:		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
SIZE	NCOR	SMF	NCHG	T:					

Space above this line for recorder's use only

NOTICE OF DELINQUENT ASSESSMENTS AND CLAIM OF LIEN

Title of Document

TRA: _____

DTT: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

**RECORDING REQUESTED BY
AND RETURN TO:**

FIORE, RACOBS & POWERS
A Professional Law Corporation
6820 Indiana Avenue, Suite 140
Riverside, California 92506

NOTICE OF DELINQUENT ASSESSMENTS AND CLAIM OF LIEN

NOTICE IS HEREBY GIVEN that, in accordance with the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Siena in Corona Hills, which governs Siena in Corona Hills Community Association, recorded on August 30, 2006, as Instrument No. 2006-0639806 in the Official Records of Riverside County, and all amendments and supplements thereto ("Declaration"), there is a lien in favor of SIENA IN CORONA HILLS COMMUNITY ASSOCIATION, ("Association") upon the property owned by MELANIE GARZA, against:

The following real property located in the City of Corona, County of Riverside, State of California:

Parcel No. 1:

Unit 6-106 as shown and described in the Phase 1 Condominium Plan recorded on August 28, 2006, as Instrument No. 2006-633929, both in the Official Records of Riverside County, California. The Plan covers portions of Lots 1, C and D of Tract No. 22605-1, as shown on the Subdivision Map filed in Book 198, Pages 67 through 70, in the Official Records.

Parcel No. 2:

An undivided one sixty-fourth (1/64th) fee simple interest as a tenant in common in and to the Common Area described in the Plan.

Parcel No. 3:

Nonexclusive easements for ingress, egress, access, drainage, encroachment, maintenance repair, and for other purposes, all as may be shown on the Plan and the Map, and as described in the Declaration and the Supplemental Declaration.

Parcel No. 4:

An Exclusive Easement over the Exclusive use areas, if any, as approximately shown and assigned in the Plan or the Declaration and Identified as appurtenant to the Unit.

More particularly described as: 2160 Highpointe Drive, Unit 106, Corona, California 92879

APN: 115-391-026

For nonpayment of assessments, interest, late charges, and collection costs, payable in the sum of \$2,211.66, through the date of the execution of this lien, comprised of the amounts set forth on Exhibit "1" attached hereto and incorporated herein, plus subsequent assessments and other additional charges, including attorneys' fees, costs, interest and late charges as provided for in the Declaration and by California law, which may hereafter become due and unpaid.

DATED: September 1, 2022

FIORE, RACOBS & POWERS,
A Professional Law Corporation

by: 

NICOLE A. LILOMAIAVA,

Attorney and Agent of Siena in Corona Hills Community Association

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

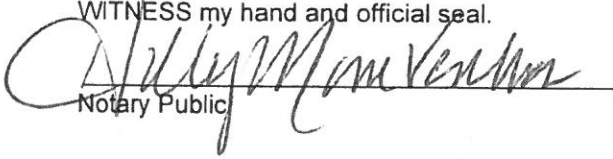
COUNTY OF RIVERSIDE

} ss:

On September 1st, 2022, before me, Holly Marie Venham, a Notary Public, personally appeared NICOLE A. LILOMAIAVA, 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



Siena in Corona Hills Community Association
 Melanie Garza
 2160 Highpointe Drive, Unit 106, Corona, CA
 File No.: 27678-14 Acct. No.: 00-SCH-4985

Exhibit "1"

Partial payments are applied in accordance with Civil Code §5555, first to oldest outstanding assessments, then after outstanding assessments are paid, to outstanding late charges, interest, collections costs and attorneys' fees

Date	Assessments	Attorneys' Fees	Association's Collection Costs	Late Charges	Payments	Interest	Total
1-Jul-21	269.10						269.10
16-Jul-21				26.91			296.01
1-Aug-21	269.10					2.69	567.80
16-Aug-21				26.91			594.71
17-Aug-21					(565.11)		29.60
1-Sep-21	269.10					5.68	304.38
16-Sep-21				26.91			331.29
1-Oct-21	269.10					3.04	603.43
16-Oct-21				26.91			630.34
20-Oct-21					(593.00)		37.34
1-Nov-21	269.10					6.03	312.48
16-Nov-21				26.91			339.39
1-Dec-21	269.10					3.12	611.61
16-Dec-21				26.91			638.52
1-Jan-22	310.78					6.12	955.42
16-Jan-22				31.08			986.50
19-Jan-22					(887.05)		99.45
1-Feb-22	310.78					9.55	419.78
16-Feb-22				31.08			450.86
1-Mar-22	310.78					4.20	765.84
16-Mar-22				31.08			796.92
1-Apr-22	310.78					7.66	1,115.36
16-Apr-22				31.08			1,146.44
1-May-22	310.78					11.15	1,468.37
16-May-22				31.08			1,499.45
24-May-22					(1,409.12)		90.33
30-May-22		600.00					690.33
1-Jun-22	310.78					14.68	1,015.80
16-Jun-22				31.08			1,046.88
30-Jun-22		6.59					1,053.47
1-Jul-22	310.78					10.16	1,374.40
16-Jul-22				31.08			1,405.48
30-Jul-22		6.00					1,411.48
1-Aug-22	310.78					13.74	1,736.01
16-Aug-22				31.08			1,767.09
30-Aug-22		8.43					1,775.52
1-Sep-22	310.78					17.36	2,103.66
Lien		108.00					2,211.66
TOTAL	4,411.62	729.02	0.00	410.10	(3,454.28)	115.20	2,211.66

October 7, 2025

Phone (951) 342-7954
Fax (951) 369-6355
www.fiorelaw.com

SENT VIA EMAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED

File No.: 27678-14

Matthew Jennings,
Riverside County Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502

Attention: Excess Proceeds
Email: RCTTCEXCESSPROCEEDS@RIVCO.ORG

RECEIVED
2025 OCT -9 AM 11:38
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Re: Siena In Corona Hills Community Association
Property: 2160 Highpointe Dr, Unit 106, Corona, CA
TC: 220
Item: 1
Parcel ID No. 115391026

Subject: CLAIM FOR EXCESS PROCEEDS

Dear Mr. Jennings:

As you know, this firm represents Siena in Corona Hills Community Association ("Association"). The following is in response to your September 11, 2025, request for an updated claim, and that we provide you with Authorization for Agent to Collect Excess Proceeds, which resulted from the sale of the above-referenced tax defaulted property. Enclosed please find such authorization.

The following amounts are owed and are secured by the Notice of Delinquent Assessments and Claim of Lien ("Lien") recorded on September 7, 2022, as Instrument No. 2022-0386578, in the Official Records of Riverside County. Enclosed is a copy of the Lien.

The amounts through April 30, 2024, are as follows:

Assessments (7/1/21 – 4/1/24)	\$ 11,284.82
Late Charges (7/16/21 – 4/16/24)	1,128.26
Interest (8/1/21 – 4/1/24)	1,638.46
Attorneys' Fees & Costs	11,451.52
Subtotal	\$ 25,503.06
Less Partial Payments	- 3,454.28
TOTAL AMOUNT SECURED BY LIEN	\$ 22,048.78

Payment should be made payable to "Fiore, Racobs & Powers Trust Account" and delivered to this firm at the above address.

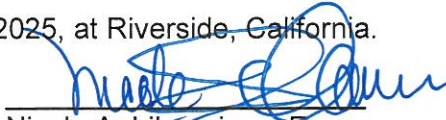
4905-0563-1340-1

Matthew Jennings, Treasurer-Tax Collector
October 7, 2025
Page 2

If you have any questions regarding the above, please do not hesitate to call.

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

Executed this 7th day of October, 2025, at Riverside, California.



Nicole A. Lilomaiava, Esq.

NAL:hmv
Enclosure: Completed Claim Form
Lien
Authorization Form

cc: Board of Directors,
Siena In Corona Hills Community Association (via email)

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

} ss:

COUNTY OF RIVERSIDE

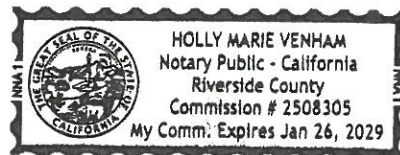
On October 7th, 2025, before me, Holly Marie Venham, a Notary Public, personally appeared NICOLE A. LILOMAIAVA, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized 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



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

To: Matthew Jennings, Treasurer-Tax Collector

RECEIVED

Re: Claim for Excess Proceeds

2025 FEB -6 AM 7:50

TC: 220 ITEM: 1 Parcel Identification Number: 115391026

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Owner: GARZA, MELANIE

Situs Address: 2160 HIGHPOINTE DR UNIT 106 CORONA 92879

Date Sold: 04/30/2024

Date Deed to Purchaser Recorded: 06/24/2024

Final Date to Submit Claim: 06/24/2025

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 280,000.00 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [] property owner(s) [please check one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2024-018206, recorded on 6/24/24. 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.

Grant Deed from purchase, Court's Notice of home being sold.
Copy of Tax Deed to Purchaser of Tax-Defaulted property, and copy
of driver's license.

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 31 day of January, 2025 at Riverside CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Melanie Garza
Print Name

Print Name

9340 Hollis St
Street Address

Street Address

Bloomington CA 92316
City, State, Zip

City, State, Zip

909-630-9433
Phone Number

Phone Number

mr.g-21r@yphwo.com
Email Address

Email Address

Recording Requested By

First American Title Company

RECORDING REQUESTED BY:
First American Title Company

WHEN RECORDED MAIL TO:
Melanie Garza
2160 Highpointe Dr. #106
Corona, CA 92879

DOC # 2017-0509610

12/05/2017 12:55 PM Fees: \$28.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Received by: MARY #880

TITLE ORDER NO: 0625-5553139

ASSESSOR'S PARCEL NO: **115-391-026-2**

ESCROW NO.: 17-13467-BF

TRA: 004-037

GRANT DEED

The Undersigned Grantor(s) Declares that Documentary transfer tax is \$ 192.50 and CITY TAX IS \$0.00
(x) computed on full value of property conveyed, OR
() computed on the full value less liens of encumbrances remaining at the time of sale

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

Exclusive Properties LLC, A California Limited Liability Company

hereby GRANT(S) to **Melanie Garza**, a single woman

The following real property in the City of Corona, County of Riverside, State of California:
described as:
See Attached, Exhibit 'A', made a part hereof

More commonly known as: 2160 Highpointe Dr. #106, Corona, CA 92879

Date: 11-17-17

Exclusive Properties LLC

By:



Leonel Robles

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 11/28/17 before me, Jasmin Eva Martinez, a notary public, Personally

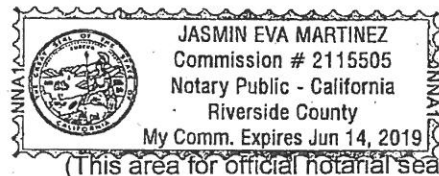
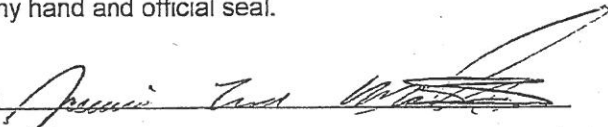
appeared Leonel Robles

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



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE: