

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



ITEM: 21.4
(ID # 25331)

MEETING DATE:
Tuesday, July 14, 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 294. Last assessed to: Francisca Nunez, a widow, District 4. [\$56,166-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Commonwealth Land Title Insurance Company for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 848122007;
2. Deny the claim from City of Blythe, Development Services Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 848122007;
3. Deny the claim from Global Discoveries, Ltd., Assignee for Francisca Nunez, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 848122007; and
4. Authorize and direct the Auditor-Controller to issue a warrant to Commonwealth Land Title Insurance Company in the amount of \$56,166.01 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

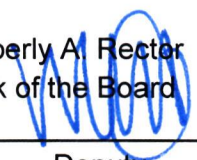
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 6/25/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Perez, and Gutierrez
Nays: None
Absent: Washington
Date: July 14, 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	\$ 56,166	\$ 0	\$ 56,166	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	26/27

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 02, 2023 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2023. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 13, 2023 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from Commonwealth Land Title Insurance Company based on an Assignment of Deed of Trust recorded December 19, 2016 as Instrument No. 2016-0563674 and a copy of a Note dated July 6, 2007.
2. Claim from the City of Blythe, Development Services Department based on a Certificate of Substandard Building recorded November 04, 2014 as Instrument No. 2014-0421860.
3. Claim from Global Discoveries, Ltd., Assignee for Francisca Nunez based on an Assignment of Right to Collect Excess Proceeds notarized May 23, 2023 and a Grant Deed recorded September 7, 1984 as Instrument No. 1984-195734.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Commonwealth Land Title Insurance Company be awarded excess proceeds in the amount of \$56,166.01. The claim from the City of Blythe, Development Services Department be denied since the claimant withdrew their claim on August 11, 2023. Since the amount claimed by Commonwealth Land Title Insurance Company exceeds the amount of excess proceeds available, there are no funds for consideration of the claim by Global Discoveries, Ltd., Assignee for Francisca Nunez. 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 of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim CLTIC

ATTACHMENT B. Claim Blythe

ATTACHMENT C. Claim Global


Cesar Bernal, PRINCIPAL MGMT ANALYST 7/2/2026


Aaron Gettis, Chief Deputy County Counsel 9/22/2025

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 294 Parcel Identification Number: 848122007

Assessee: NUNEZ, FRANCISCA

Situs: 301 S SPRING ST BLYTHE 92225

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

RECEIVED
2023 JUL 31 PM 3:11
RIVERSIDE COUNTY
TREAS-TAX COLLECTION

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 202,481.66 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. 2008-0648494; recorded on 12-11-2008. 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.

Assignment of Deed of Trust; Deed of Trust; Loan Agreement;
Note; sworn statement of amount due; statement of Account
and Certificate of Authority enclosed.

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 19th day of July, 2023 at Douglas County, NE
County, State

Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Email Address

Email Address

Staci Ulrich, VP for commonwealth
Land Title Insurance
Company
2533 N. 117th Ave.

Omaha, NE 68164

402-490-7113

staci.ulrich@fnf.com

RECORDING REQUESTED BY

Commonwealth Land Title Insurance Company

AND WHEN RECORDED MAIL TO

NAME Isaiah Ang
 ADDRESS Fidelity National Title Group
 2533 North 117th Avenue
 Omaha, Nebraska 68144
 CITY
 STATE & ZIP

**This document was electronically submitted
 to the County of Riverside for recording**
 Receipted by: TERESA #134

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Commonwelath Land Title Insurance Company all beneficial interest under that certain Deed of Trust dated July 6, 2007 executed by Francisca Nunez, Trustor(s), CNA Foreclosure Services, Inc., a California Corporation, Trustee, and recorded as Instrument No. 2008-0648494 on December 11, 2008 in book 21, page 1, of Official Records in the County Recorder's office of Riverside, County, California, describing land therein as:

LOT 1 IN BLOCK 2, IN PHILLIPS ADDITION, IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 40 OF MAPS, RIVERSIDE COUNTY RECORDS.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated 12/13/16

Neal L. Horn, M.D.
 Neal L. Horn, M.D.

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 Los Angeles

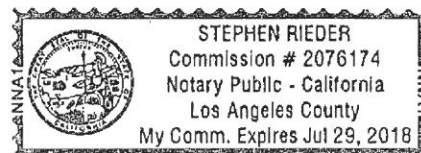
On 12-13-16 before me Stephen Rieder, Notary Public

(here insert name and title of the officer), personally appeared Neal L. Horn, M.D., 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 Steph Rieder (Seal)



NOTE

Loan Number: [REDACTED]

JULY 6, 2007
[Date]

LOS ANGELES
[City]

CALIFORNIA
[State]

301 S. SPRING STREET, BLYTHE, CALIFORNIA 92225
[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$ 90,000.00 (this amount is called "Principal"), plus interest, to the order of the Lender. The Lender is NEAL L. HORN, M.D., A SINGLE MAN

I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 11.990 %.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payment on the 27th day of each month beginning on AUGUST 27, 2007. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If, on JULY 27, 2027, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at 591 CAMINO DE LA REINA, SUITE 910, SAN DIEGO, CALIFORNIA 92108

or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments ** See attached Interest Only Note Addendum.

My monthly payment will be in the amount of U.S. \$ 899.25

4. BORROWER'S RIGHT TO PREPAY ** See attached Prepayment Note Addendum.

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit;

and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 10 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 10.000 % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

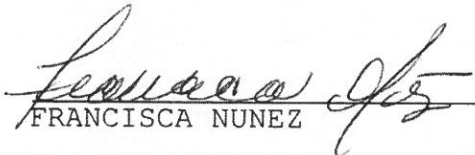
This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep

the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

 (Seal)
FRANCISCA NUNEZ -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

[Sign Original Only]

PREPAYMENT ADDENDUM TO NOTE

Loan Number: [REDACTED]

Date: JULY 6, 2007

Borrower(s): FRANCISCA NUNEZ

THIS PREPAYMENT ADDENDUM TO NOTE (the "Addendum") is made this 6th day of JULY, 2007, and is incorporated into and shall be deemed to amend and supplement that certain promissory note (the "Note") made by the undersigned ("Borrower") in favor of NEAL L. HORN, M.D., A SINGLE MAN

("Lender") and dated the same date as this Addendum. Repayment of the Note is secured by a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") given by Borrower in favor of Lender and dated the same date as this Addendum. To the extent that the provisions of this Addendum are inconsistent with the provisions of the Note, the provisions of this Addendum shall supersede the inconsistent provisions of the Note.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Note, Borrower and Lender further covenant and agree as follows:

Section 4 of the Note is amended to read in its entirety as follows:

4. BORROWER'S RIGHT TO PREPAY; PREPAYMENT CHARGE

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

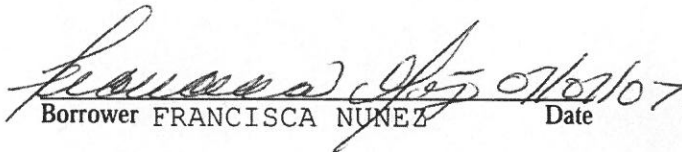
The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under the Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due dates of my monthly payment unless the Note Holder agrees in writing to those changes.

If the Note contains provisions for a variable interest rate, my partial Prepayment may reduce the amount of my monthly payments after the first Change Date following my partial Prepayment. However, any reduction due to my partial Prepayment may be offset by an interest rate increase.

If within TWENTY-FOUR (24) months from the date the Security Instrument is executed I make a full Prepayment or one or more partial Prepayments, and the total of all such Prepayments in any 12-month period exceeds TWENTY percent (20.000 %) of the original principal amount of the loan, I will pay a Prepayment charge in an amount equal to SIX (6) months' advance interest on the amount by which the total of my Prepayments within any 12-month period exceeds TWENTY percent (20.000 %) of the original principal amount of the loan.

If the Note contains provisions for a variable interest rate, the purpose of the loan is to finance the purchase or construction of real property containing four or fewer residential units or on which four or fewer residential units are to be constructed, and the Note Holder is not a "supervised financial organization," as defined in California Civil Code Section 1916.5, then I may prepay the loan in whole or in part without a Prepayment charge within 90 days of notification of any increase in the rate of interest.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Addendum.

 07/07/07
Borrower FRANCISCA NUNEZ Date Borrower Date

Borrower Date Borrower Date

Borrower Date Borrower Date

Loan Number: [REDACTED]

INTEREST-ONLY ADDENDUM TO FIXED RATE NOTE

Property Address: 301 S. SPRING STREET, BLYTHE, CALIFORNIA 92225

THIS INTEREST-ONLY ADDENDUM ("ADDENDUM") is made this 6th day of JULY, 2007 and is incorporated into and intended to form a part of the Fixed Rate Note (the "Note") dated the same date as this Addendum executed by the undersigned and payable to NEAL L. HORN, M.D., A SINGLE MAN (the "Lender").

THIS ADDENDUM supersedes and replaces Sections 3(A), 3(B), 4, and 6(A) of the Note. This Addendum does not supersede, replace or revise any other Section of the Note.

3. PAYMENTS

(A) Time and Place of Payments

I will make a payment every month. This payment will be for interest only for the first 239 months (the "Interest Only Period"), and then will consist of principal and interest.

I will make my monthly payment on the 27th day of each month beginning on AUGUST 27, 2007. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date, and if the payment includes both principal and interest it will be applied to interest before Principal. If, on JULY 27, 2027, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at 591 CAMINO DE LA REINA, SUITE 910, SAN DIEGO, CALIFORNIA 92108

or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S. \$ 899.25 for the first 239 months of this Note, and thereafter will be in the amount of U.S. \$ 90,899.25. The Note Holder will notify me prior to the date of change in monthly payment.

4. BORROWER'S RIGHT TO PREPAY ** See attached Prepayment Note Addendum.

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date of my monthly payment unless the Note Holder agrees in writing to those changes.

If the partial Prepayment is made during the Interest Only Period, the amount of the monthly payment will decrease for the remainder of the term when my payments consist only of interest as well as during the time that my payments consist of principal and interest. If the partial Prepayment is made during the period when my payments

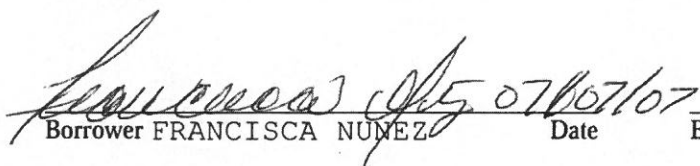
consist of principal and interest, the amount of my monthly payment will not decrease; however, the principal and the interest required under this Note will be paid prior to the Maturity Date.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 10 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 10.000 % of my overdue payment of interest during the Interest Only Period. At the end of the Interest Only Period, it will be 10.000 % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Interest Only Addendum to Fixed Rate Note.


Borrower FRANCISCA NUNEZ Date 07/07/07 Borrower Date

Borrower Date Borrower Date

Borrower Date Borrower Date

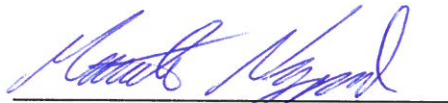
AFFIDAVIT OF MATTHEW NYGAARD

I, Matthew Nygaard, of the City of Omaha, in the State of Nebraska, in the United States of America MAKE OATH AND SAY AS FOLLOWS:

1. I am Vice President for Commonwealth Land Title Insurance Company ("CLTIC") who is the current holder of a Deed of Trust recorded in Riverside County on December 11, 2008 as Doc # 2008-0648494 (the "Deed of Trust").
2. CLTIC is the holder of the Deed of Trust pursuant to an Assignment of Deed of Trust recorded in Riverside County on December 19, 2016 as Doc # 2016-0563674.
3. The balance owed on the debt underlying the Deed of Trust, as of May 2, 2023, was \$205,602.77, which is broken down as follows:

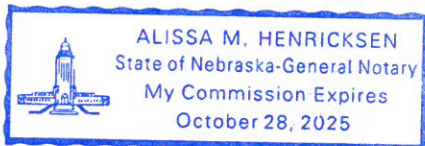
Principal:	\$ 89,996.87
Late Charges:	\$ 1,774.08
Unpaid Charges:	\$ 2,804.46
Unpaid Interest:	<u>\$111,027.36</u>
Total:	\$205,602.77

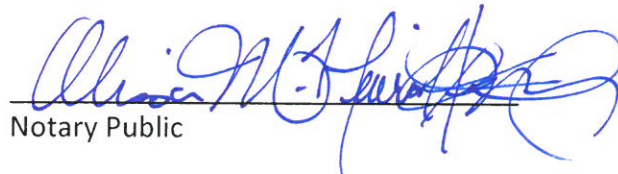
4. I declare under penalty of perjury that the foregoing information contained in this Affidavit is true and correct.


Matthew Nygaard, VP

State of Nebraska)
) SS:
County of Douglas)

I hereby certify on this 31st day of March, 2025, Matthew Nygaard personally appeared before me on behalf of Commonwealth Land Title Insurance Company and executed this affidavit.




Notary Public

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 294 Parcel Identification Number: 848122007

Assessee: NUNEZ, FRANCISCA

Situs: 301 S SPRING ST BLYTHE 92225

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 \$1,521.04 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. 2014-0421860; recorded on 11/4/14. 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 2 day of AUGUST, 2023 at RIVERSIDE, CA
County, State

Michelle VanDyke
Signature of Claimant

Signature of Claimant

Michelle VanDyke
Print Name

Print Name

235 North Broadway
Street Address

Street Address

Blythe CA 92225
City, State, Zip

City, State, Zip

760-922-6130
Phone Number

Phone Number

mvandyke@cityofblythe.ca.gov
Email Address

Email Address

RIVERSIDE COUNTY
TREASURER-TAX COLLECTION

2023 AUG -7 PM 4:06

RECEIVED

DOC # 2014-0421860

11/04/2014 01:36P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Recording Requested By
And When Recorded Return to:

City of Blythe
Development Services Department
235 N. Broadway
Blythe, CA 92225

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Exempt from Recorder's Fees
Pursuant to Government Code § 27383



CERTIFICATE OF SUBSTANDARD BUILDING

I, Daniel V. Garnica, the duly authorized Building Official for the City of Blythe, California, County of Riverside, hereby certify that the property located at: **301 SOUTH SPRING STREET** Case Number: **CE1406-0019**

with the property owner(s) showing as: **FRANCISCA NUNEZ**

and further legally described as: **Assessor's Parcel Number 848122007**

has been classified as a substandard building due to the following:

The structure has been abandoned for a period in excess of six (6) months. It is periodically unsecured and is an attractive nuisance.

and that all legal requirements of this department to notify the property owner(s) have been met

NOTICE IS FURTHER GIVEN in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

Dated: October 24, 2014

City of Blythe Development Services Dept.

Daniel V. Garnica
Daniel V. Garnica, Chief Building Inspector

STATE OF CALIFORNIA)

: ss.

COUNTY OF RIVERSIDE)

On October 24, 2014, before me, Mallory Krista Sutterfield, Notary Public, personally appeared Daniel V. Garnica, 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 he executed the same in his authorized capacity, and that by his 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 is true and correct.

WITNESS my hand and official seal.

Signature

Mallory Krista Sutterfield



Ambriz, Maricela

From: Michelle Van Dyke <mvandyke@cityofblythe.ca.gov>
Sent: Tuesday, August 22, 2023 7:01 AM
To: RCTTC Excess Proceeds
Cc: Christa Elms
Subject: RE: EP 219-294

Follow Up Flag: Follow up
Flag Status: Completed

A couple of days after mailing in the written claim stating that we were still owed the monies, our Finance department received payment. Thank you.

Michelle Van Dyke

Permit Technician
(760) 922-6130
City of Blythe
Development Services Dept
235 North Broadway
Blythe CA 92225



Office Hours are Monday-Thursday 7:00-12:00 & 1:00-4:00 pm. Fridays 7:00-12:00. Any meetings after noon on Fridays must be pre-scheduled in advance.

Permits WILL NOT be issued by mail, over the phone, or by email.

When sending someone to pick up a permit, please ensure that individual is listed on the "Personnel List" on the Contractor's State License Board's website. If they are not listed, they need a notarized letter of authorization signed by someone who is listed as an officer. In lieu of a notarized signature, a copy of the authorizer's ID can also be accepted. The contractor is required to have a current City Business License prior to permit issuance.

From: RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>
Sent: Monday, August 14, 2023 9:31 AM
To: Michelle Van Dyke <mvandyke@cityofblythe.ca.gov>
Cc: Christa Elms <CElms@cityofblythe.ca.gov>
Subject: RE: EP 219-294

RE: TC 219 Item 294
PIN: 848122007
Tax Sale Date: 5/2/2023

Good morning,

Thank you for contacting our office. Just to confirm, you would like to withdraw your claim on the above referenced property?

Regards,

Maricela Ambroz

Accounting Technician I
Tax Sale Operations Unit



OFFICE OF THE TREASURER-TAX COLLECTOR
RIVERSIDE COUNTY, CALIFORNIA

From: Michelle Van Dyke <mvandyke@cityofblythe.ca.gov>
Sent: Friday, August 11, 2023 9:32 AM
To: RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>
Cc: Christa Elms <CElms@cityofblythe.ca.gov>
Subject: EP 219-294

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms. Montellano. Our Finance Department notified me yesterday that they have received the monies owed to our city. You can mark my claim as PAID. Thank you.

Michelle Van Dyke

Permit Technician
(760) 922-6130
City of Blythe
Development Services Dept
235 North Broadway
Blythe CA 92225



Office Hours are Monday-Thursday 7:00-12:00 & 1:00-4:00 pm. Fridays 7:00-12:00. Any meetings after noon on Fridays must be pre-scheduled in advance.

Permits WILL NOT be issued by mail, over the phone, or by email.

When sending someone to pick up a permit, please ensure that individual is listed on the "Personnel List" on the Contractor's State License Board's website. If they are not listed, they need a notarized letter of authorization signed by someone who is listed as an officer. In lieu of a notarized signature, a copy of the authorizer's ID can also be accepted. The contractor is required to have a current City Business License prior to permit issuance.

From: scans@cityofblythe.ca.gov <scans@cityofblythe.ca.gov>
Sent: Friday, August 11, 2023 2:08 AM
To: Michelle Van Dyke <mvandyke@cityofblythe.ca.gov>
Subject: Message from KMBT_C554

CLAIM SUMMARY

Date: May 18, 2023
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 848122007
Last Assessee: NUNEZ FRANCISCA
Sale Date: 4/27/2023
Item Number: 294

RECEIVED
2023 JUL 26 PM 2:13
RIVERSIDE COUNTY
TREASURER-TAX COLLECTION

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Grant Deed granting interest to Francisca Nunez, a widow as Document Number: 195734, recorded on 9/7/1984 in Riverside County, CA.
2. Affidavit signed by Francisca Nunez declaring under penalty of perjury her identity
3. Assignment of Rights To Collect Excess Proceeds signed by Francisca Nunez
4. Claim form(s) signed by Global Discoveries, Ltd.
5. Photo ID for Assignor: Francisca Nunez
 - a. The **234 N Date Rd., Blythe, CA 92225** address listed on Ms. Nunez's CA Driver's License is one and the same address Riverside County recognizes as the tax mailing address.

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$57,024.00 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 7022-2410-0002-4727-0455

ASSIGNMENT OF RIGHT 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 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 assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 848122007 Tax Sale Number Item 294 sold at public auction on 4/27/2023. I understand that the total of excess proceeds available for refund is \$ 57,024.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Francisca Nunez (Signature of Party of Interest/Assignor) 05/12/23 (Date)

Tax ID/SS- [REDACTED]

Francisca Nunez (Name Printed)
234 N Date Rd (Address)
Blythe, CA, 92225 (City/State/Zip)
(760) 777-3452 (Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 May 12, 2023 before me, Catherine Amezcua Garcia California Notary Public, personally appeared Francisca Nunez (here insert name and title of the officer)

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] (seal)
Signature of Notary Public

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature] (Signature of Assignee)

Jed Byerly, Managing Member of Global Discoveries Ltd. (Name Printed)

Tax ID/SS- [REDACTED]

P.O. Box 1748 (Address)
Modesto, CA 95353-1748 (City/State/Zip)

Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 STANISLAUS

On 5/23/22 before me, Maria Mendoza NOTARY PUBLIC, personally appeared Jed Byerly (here insert name and title of the officer)

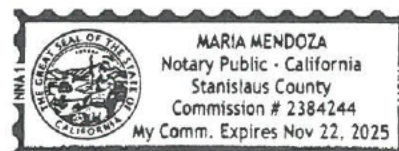
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Maria Mendoza (seal)
Signature of Notary Public

117-174 (3/85) (Ret-Perm)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 May 12, 2023 before me, Catherine Amezcua Garcia California Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Francisca Nunez
Name(s) of Signer(s)

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 Catherine Amezcua Garcia
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Assignment Of Right To collect excess Proceeds
Document Date: 5/12/2023 Number of Pages: 1
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 219 Item 294 Parcel Identification Number: 848122007

Assessee: NUNEZ FRANCISCA

Situs: 301 S SPRING ST BLYTHE CA 92225-2728

Date Sold: 4/27/2023

Date Deed to Purchaser Recorded: 6/20/23

Final Date to Submit Claim: 6/20/24

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$57,024.00 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. 1984-195734 recorded on 9/7/1984. 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.

Please Refer to Claim Summary and Supporting Documents Enclosed

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 23rd day of MAY, 2023 at STANISLAUS, CALIFORNIA
County, State

Signature of Claimant

Tax ID # [REDACTED]

Signature of Claimant

Jed Byerly, Managing Member
Global Discoveries Ltd.

Print Name

1120 13th St. Suite A

Street Address

Modesto, CA 95354

City, State, Zip

(209) 593-3913

Phone Number

Print Name

Street Address

City, State, Zip

Phone Number

SCO 8-21 (1-99)

GD Number: 46661-401173

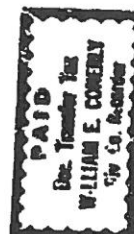
Order Number 308-8058

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Francisca Munoz
Post Office Box 611
Blythe, CA 92226

RECEIVED FOR RECORD
AT 5:30 O'CLOCK A.M.
At Request of
TICOR TITLE INSURANCE CO.
Book 1884, Page 195734
SEP - 7 1984
Recorded in Office of Recorder of Los Angeles County, California
William E. Coker
Recorder



SPACE ABOVE THIS LINE FOR RECORDER'S USE

City of Blythe
(City or "Unincorporated") ASSESSORS #848-122-007-0

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 31.35

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

SEE ATTACHED EXHIBIT A

For a Valuable Consideration, the receipt of which is hereby acknowledged, hereby GRANT(S)

To FRANCISCA NUNEZ, a widow

all that real property situated in the County of Riverside, State of California, described as follows:

Lot 1 in Block 2 in Phillips Addition, as per map on file in Book 10, Page 40, of Maps, in the office of the Recorder of said County.

Said property is also situated in the Palo Verde Irrigation District.

Dated April 5, 1984

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } SS.

On July 17, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared

Rosalia McElroy David McElroy

Shannon McElroy

David Farrage FRIDA FARRAGE

ANTHONY RICHARDS RUTH RICHARDS

to be the person(s) whose name(s) subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Sabrina Barrios

Rosalia McElroy David McElroy
Shannon McElroy
Walter Nash Cecilia Nash
Thomas Farrage Gladys Farrage
Lester Willard Joan Willard
David Farrage
Anthony Richards Ruth Richards
Richard Farrage Gloria Farrage



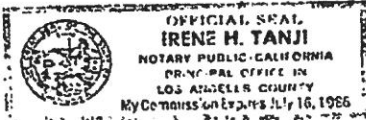
(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

(Name)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

195734



ON July 24, 1957
before me the undersigned, a Notary Public in and for said State, personally appeared
Walter Nash and Cecilia Nash
persons whose names are known to me to be the
and acknowledged to me that they subscribed to the within instrument,
executed the same.

WITNESS my hand and official seal.

Irene H. Tanji
Notary Public in and for said State

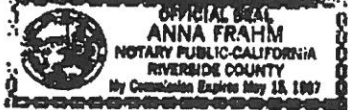
STATE OF CALIFORNIA
COUNTY OF Riverside) ss.

On August 31, 1984

, before me, the undersigned, a Notary Public in and for said State, personally appeared
Thomas Farrage and Gladys Farrage

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ATs
subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.



Anna Frahm
(Notary Public's Signature)

023200 9-82* 25, PB Individual Notarial Acknowledgment

STATE OF CALIFORNIA
COUNTY OF Riverside) ss.

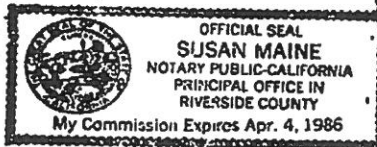
On August 21, 1984

, before me, the undersigned, a Notary Public in and for
said State, personally appeared **Richard Farrage and Gloria Farrage**

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Susan Maine



(This area for official notarial seal)

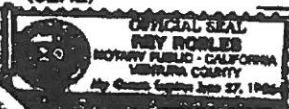
STATE OF California
COUNTY OF Ventura) ss.

On this 7th day of August, in the year 1984, before
me, the undersigned, a Notary Public in and for said State, personally appeared
Lester Willard and Joan Willard

personally known to me (or proved to me on the basis of satisfactory evidence)
to be the person whose name is subscribed to this instrument, and acknowledged
that he (she or they) executed it.

WITNESS my hand and official seal.

(SEAL)



Rey Robles

(Signature of Notary)

Rey Robles

(Name - Typed or Printed)

April 5, 1984
Escrow No. 308-2058
Blythe, California

EXHIBIT A

195734

Rosalie McElroy, an unmarried woman and David McElroy, a married man and Shannon McElroy, a single woman, and Walter Nash and Cecila Nash, husband and wife, and Thomas Farrage and Gladys Farrage, husband and wife, and Lester Willard and Joan Willard, husband and wife, and David Farrage and Frida Farrage, husband and wife, and Anthony Richards and Ruth Richards, husband and wife, and Richard Farrage and Gloria Farrage, husband and wife

AD R.R. Chm S.M. of ~~dx~~ D.M. ju in ~~the~~
Hw ~~of~~ ~~of~~ ~~of~~ ~~of~~

AFFIDAVIT

I, Francisca Nunez, do hereby declare:

1. I am over the age of 18 and a resident of Blythe, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person who is listed on the Grant Deed as Document Number: 195734, recorded on 9/7/1984 in Riverside County, CA.
3. I, Francisca Nunez am one and the same person who is listed as Francisca Perez Nunez on my CA Driver's License as DL# [REDACTED]
4. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 848122007.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 12 day of May, 2023, in Blythe, California.

Francisca Nunez
Francisca Nunez

JURAT

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

Subscribed and sworn to (or affirmed) before me on this

12 day of May, 2023, by
Date Month Year
Francisca Nunez
Name of Signer



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Catherine Amezcua Garcia
Signature
Signature of Notary Public

(Place Notary Seal Above)