

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

June 13, 2024

City of Lake Elsinore
Attn: Jason Simpson
130 South Main Street
Lake Elsinore, CA 92530

Re: Tax Defaulted Properties

Dear City of Lake Elsinore:

We are in receipt of your inquiry regarding acquiring tax-defaulted property.

The below referenced tax-defaulted parcel(s) may be acquired by the **City of Lake Elsinore, a municipal corporation, as a Taxing Agency** under a Chapter 8 Agreement to Purchase Tax-Defaulted Property for the minimum purchase price as follows:

Assessment No.	Purchase Price
378030027	\$90,887.19
Total	\$90,887.19

The purchase price(s) is determined in keeping with Section 3793.1 of the California Revenue and Taxation Code and the Riverside County Office of the Treasurer-Tax Collector policy number 98-1. **You may also purchase the above listed parcel(s) through the Chapter 7 Auction.**

Property taxes may be applied to parcels that are outside of the City of Lake Elsinore, a municipal corporation, as a Taxing Agency purchasing boundaries. Please verify with your legal counsel that the parcel(s) is within your purchasing boundaries.

In order for the **City of Lake Elsinore, a municipal corporation, as a Taxing Agency** to enter into an Agreement to Purchase the above listed parcel(s), we would need a Resolution from your Board of Directors. The Resolution should show an offer to purchase the parcel(s), including the purchase price(s), legal description(s), Assessor's 9 digit parcel number(s), and the specific public purpose for which each parcel(s) is to be devoted. It should also include a statement that the costs of giving notice shall be paid by the **City of Lake Elsinore, a municipal corporation, as a Taxing Agency**. In addition to the Resolution, the State now requires a separate Mission Statement to be submitted as part of the Agreement. This must be on official letterhead.

Notice of the Agreement to Purchase Tax-Defaulted Property must be given. Pursuant to Section 3799 of the California Revenue and Taxation Code, the Tax Collector shall make reasonable efforts to ascertain the identity and address of any party of interest. Notifications of the pending sale to the parties of interest must be sent by registered mail and/or certified mail. Also, in compliance with the California Revenue and Taxation Code 3800, the cost of giving notice shall be paid by the **City of Lake Elsinore, a municipal corporation, as a Taxing Agency**.

Notice of the Agreement to Purchase Tax-Defaulted Property will also be published in **The Press Enterprise** newspaper in accordance with Section 3798 of the California Revenue and Taxation Code. Should the Agreement to Purchase be nullified after the first publication, **City of Lake Elsinore, a municipal corporation, as a Taxing Agency** is still responsible for the publication costs incurred.

We would appreciate receiving the Resolution to purchase the above listed parcel(s) from your Board of Directors by **July 15, 2024** to ensure that we have time to review the Resolution for any changes required and to pull the property from the tax sale, if needed. It would be advisable to contact our office and confirm that the Resolution has been received. **Properties scheduled to be sold at public auction will not be removed from the public auction tax sale unless your Resolution has been received in our office prior to the scheduled date of the tax sale.**

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Once the Resolution has been received by our office, an Agreement to Purchase Tax-Defaulted Property will be prepared and sent to you for signing. Once you have signed and returned the Agreement to us, we will obtain authorization from our Board of Supervisors and from the State Controller. Upon authorization by the State Controller's Office, we will proceed by setting the effective date of the Agreement, ordering title reports, preparing the certified mailing to all parties of interest and the three weeks published notification in the newspaper. Once these steps have been completed and if the property has not been redeemed or removed for legal reasons, correspondence will be sent to you requesting that payment be sent within 14 days of the effective date of the Agreement. Should payment not be received within the time allowed the Agreement would be void.

If your Board of Directors decides against offering to purchase the above listed parcel(s), we would appreciate a letter stating that fact in order to close our file on the matter. Should you elect not to purchase by Chapter 8 Agreement, the law does not restrict you from bidding on the property at public auction.

If you have any further questions regarding this matter, please feel free to contact me.

Sincerely,

Michel'le Barker
Tax Sale Operations
951-955-3994