

MATTHEW JENNINGS
County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

March 28, 2023

City of Lake Elsinore
Attn: Shannon Buckley
130 South Main Street
Lake Elsinore, CA 92530

Re: Tax Defaulted Properties

Dear Mrs. Buckley:

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

The below referenced tax-defaulted parcel may be acquired by **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:

PIN	Purchase Price
375351036	\$6,390.50
Total	\$6,390.50

The purchase price was 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 these parcels 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 boundary. Please verify with your legal counsel that these parcels are within your purchasing boundaries.

For **City of Lake Elsinore, a municipal corporation, as a Taxing Agency** to enter into an Agreement to Purchase this parcel, we would need a Resolution from your City Counsel stating that the city objects to the public sale of the above listed parcel(s). The Resolution should show an offer to purchase the property, including the purchase price, legal description, Assessor's 9-digit parcel number, and the specific public purpose for which each parcel is to be devoted. It should also include a statement that the costs of giving notice shall be paid by **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 parties 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, the **City of Lake Elsinore, a municipal corporation, as a taxing agency** would still be responsible for the publication costs incurred.

We would appreciate receiving the Resolution to purchase these properties from your City Counsel by **April 19, 2023**, 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 no later than **April 26, 2023**.

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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 3-week 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 City Counsel decides against offering to purchase any of the above-listed parcel(s), we would appreciate a letter stating that fact to close our file on the matter. Should you elect not to purchase through a 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,

Manuel Mejia
Tax Sale Operations
951-955-3994