

Office of the Treasurer-Tax Collector

Contra Costa County



Russell V. Watts
Treasurer-Tax Collector

Brice E. Bins
Chief Deputy
Treasurer-Tax Collector

Corrie Gideon
Tax Operations Supervisor

Via Certified Mail, Return Receipt Requested

Emmanuel U. Okereke
P.O. Box 30813
Oakland, California 94604

**Re: Notification of Hearing re Rescission of Tax Deed [Cal. Rev. & Tax., § 3731(b)]
Assessor's Parcel Number 410-152-034**

Dear Mr. Okereke:

This letter is to inform you that there will be a hearing before the Contra Costa County Board of Supervisors concerning rescission of the tax deed recorded on or about March 11, 2016 as Instrument Number 2016-0042120 in Official Records of Contra Costa County, State of California (the "Tax Deed"). The Tax Deed relates to vacant land that you purchased at the February 23, 2016 tax sale (the "Property"), which is identified as Assessor's Parcel Number ("APN") 410-152-034 and described in the Tax Deed as follows:

**LOT 31, IN BLOCK 20, MAP OF "EMERIC SUBDIVISION
NO. 2, IN THE CITY OF SAN PABLO, COUNTY OF
CONTRA COSTA", FILED MAY 4, 1908 IN MAP BOOK 1,
PAGE 21, CONTRA COSTA COUNTY RECORDS.**

The hearing on the rescission of the Tax Deed will take place on **August 9, 2016 at 9:00 a.m.**, or as soon thereafter as the matter may be heard, at the following location:

**Board of Supervisors Chambers
651 Pine Street, Room 107
Martinez, California 94553**

COPY



The Tax Collector is recommending that the Contra Costa County Board of Supervisors rescind the Tax Deed because, due to a clerical error, the Tax Collector's Office did not receive the most current property owner information from the Assessor's Office. Therefore, the person who owned the Property at the time of sale, Jose Francisco Penado, was not sent notice of the sale as required by statute. Under state law, Mr. Penado should have received notice of the tax sale not less than forty-five (45) nor more than 120 days before the proposed sale. (Cal. Rev. & Tax. Code, §§ 3701, 4675.)

After the February 23, 2016 tax sale, the Tax Collector's Office received an objection from Mr. Penado and a request to rescind the Tax Deed. (A copy of the Grant Deed to Mr. Penado, recorded on or about July 6, 2009 as Instrument No. 2009-0157596-00 in Official Records of Contra Costa County, State of California, is attached hereto and incorporated by reference.) Under these circumstances, the law requires that the Board of Supervisors conduct a noticed public hearing and then decide whether to rescind the Tax Deed. At the August 9, 2016 hearing before the Board of Supervisors, both you and Mr. Penado will have an opportunity to present information to the Board of Supervisors.

If the Board of Supervisors approves the rescission of the Tax Deed, a refund will be issued to you as the purchaser of the Property or the successor in interest, if applicable, for the purchase amount of the Property, plus interest at the county pool apportioned rate as specified in Revenue and Taxation Code section 5151 from the date of the purchase of the Property.

Please contact our office if you have any questions at 925-957-2888 and ask to speak with Brice Bins.

Sincerely,



Russell V. Watts
Tax Collector

Enclosure: Grant Deed

LSI TITLE AGENCY, INC.

RECORDING REQUESTED BY:
LSI Title Company (CA)

AND WHEN RECORDED MAIL TO:

Jose Francisco Penado
1825 California Avenue
San Pablo, CA 94806

CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2009-0157596-00

Check Number
Monday, JUL 06, 2009 11:06:00
CCC \$44.00:RIC \$280.00:MOD \$2.00
REC \$6.00:FTC \$1.00:NCP \$6.00
RED \$1.00:
Ttl Pd \$340.00
Nbr-0000184775
rrc/RJ/1-2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 080129961

Escrow No.: 074835-PM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$44.00 CITY TRANSFER TAX \$280.00
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ Unincorporated area ☒ City of San Pablo AND

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

Aurora Loan Services, LLC

hereby GRANT(s) to:

Jose Francisco Penado, WIDOWER

the real property in the City of San Pablo, County of Contra Costa, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 1825 California Avenue, San Pablo, CA 94806
AP#: 410-152-035

DATED June 22, 2009

STATE OF California
COUNTY OF San Pablo
On June 22, 2009
before me, Maria L. Orozco
A Notary Public in and for said State personally appeared
Norma J. Dudgeon, AVP

Aurora Loan Services, LLC

By: [Signature]
LPS Asset Management Solutions,
as attorney in fact
Norma J. Dudgeon, AVP

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 [Signature] (Seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

Escrow No.: 074835-PM
Date: June 22, 2009

"EXHIBIT A"
LEGAL DESCRIPTION

LOTS 31 AND 32 IN BLOCK 20, MAP OF EMERIC SUBDIVISION, NO. 2, IN THE CITY OF SAN PABLO, COUNTY OF CONTRA COSTA, FILED MAY 4, 1908 IN MAP BOOK 1, PAGE, 21, CONTRA COSTA COUNTY RECORDS.

END OF DOCUMENT

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COURT
815 COURT ST
MARTINEZ
CA
94553-9991
0547820087
06/22/2016 (800)275-8777 2:15 PM

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Product Description	Sale Qty	Final Price
First-Class Mail Large Envelope (Domestic) (OAKLAND, CA 94604) (Weight:0 Lb 1.30 Oz) (Expected Delivery Day) (Friday 06/24/2016)	1	\$1.15
Certified (USPS Certified Mail #) (70143490000134144689)	1	\$3.30
Return Receipt (USPS Return Receipt #) (9590940306225183796002)	1	\$2.70
Affixed Postage (Affixed Amount:\$7.15)	1	(\$7.15)
Total		\$0.00

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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.15



Sent To **E.V. OKEREKE**
Street & Apt. No., or PO Box No. **PO BOX 30813**
City, State, ZIP+4 **OAKLAND CA 9460**

PS Form 3800, July 2014 See Reverse for Inst