

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

COPY

Jose Francisco Penado  
1825 California Avenue  
San Pablo, California 94806

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

Dear Mr. Penado:

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 land that the Tax Collector sold 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**



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, you were not sent notice of the sale as required by statute. Under state law, you 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.)

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 Emmanuel U. Okereke, the individual who purchased the Property at the tax sale, will have an opportunity to present information to the Board of Supervisors.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Russell V. Watts", with a long horizontal flourish extending to the right.

Russell V. Watts  
Tax Collector

**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 \$8.00:FTC \$1.00:NCP \$8.00  
RED \$1.00:  
Ttl Pd \$340.00 Nbr-0000184775  
rrc/RJ/1-2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 080129981

Escrow No.: 074836-PM

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$44.00 CITY TRANSFER TAX \$280.00

[X] 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 [X] 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 Colorado

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.

MARIA L. OROZCO  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 6/14/09

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**

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**SAN CARLOS CA 95061**  
**MAIL USE**

**Certified Mail Fee** \$3.30

Extra Services & Fees (check box, add fee \$):

☐ Return Receipt (hardcopy) \$2.70

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

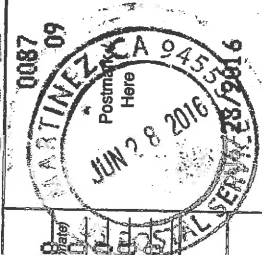
☐ Adult Signature Restricted Delivery \$0.00

**Postage** \$0.47

**Total Postage and Fees** \$6.47

Sent To  
 Street and Apt. No. or PO Box No.  
 City, State, Zip+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



1122 1825 1000 0321 5102

COURT  
 815 COURT ST  
 MARTINEZ  
 CA  
 94553-9991  
 0547820087  
 (800)275-8777 11:37 AM

Product Description	Qty	Final Price
First-Class Mail Letter (Domestic) (SAN PABLO, CA 94806) (Weight: 0 Lb 0.90 Oz) (Expected Delivery Day) (Thursday 06/30/2016)	1	\$0.47
Certified (USPS Certified Mail #) (70151730000153817311)	1	\$3.30
Return Receipt (USPS Return Receipt #) (9590940305965183351887)	1	\$2.70
Purple Heart 1 2 (Unit Price:\$0.47)	1	\$0.47

**Total** \$6.94

Cash \$10.00  
 Change (\$3.06)

\*\*\*\*\*  
 BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.  
 \*\*\*\*\*

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [USPS.com](http://USPS.com) USPS Tracking or call 1-800-222-1811.

Order stamps at [usps.com/shop](http://usps.com/shop) or call 1-800-Stamp24. Go to [usps.com/clicknship](http://usps.com/clicknship) to print shipping labels with postage. For other information call 1-800-ASK-USPS.

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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

Jose Francisco Penado  
1715 Pennsylvania Avenue  
Richmond, California 94801

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

Dear Mr. Penado:

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

Sincerely,

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Russell V. Watts  
Tax Collector

114

**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

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

Check Number  
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REC \$5.00:FTC \$1.00:NCP \$5.00  
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**

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DATED June 22, 2009

STATE OF Colorado

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.

**MARIA L. OROZCO  
NOTARY PUBLIC  
STATE OF COLORADO**

My Commission Expires 6/14/09

Signature [Signature]

(Seal)

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



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END OF DOCUMENT

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Postage	\$ 47
Certified Fee	330
Return Receipt Fee (Endorsement Required)	270
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.47

Sent To

JOSE FRANCISCO PENABAZ

Street & Apt. No.,  
or PO Box No.

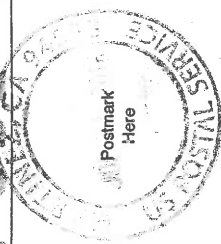
715 PENINSULA AVE

City, State, ZIP+4

RICHMOND CA 94801

PS Form 3800, July 2014

See Reverse for Instructions



9696 HTHE T000 064E H102

COURT

815 COURT ST

MARTINEZ

CA

94553-9991

0547820087

(800)275-8777

2:42 PM

07/25/2016

Product Description

Sale Qty

Final Price

First-Class Mail Letter	1	\$0.47
(Domestic)		
(RICHMOND, CA 94801)		
(Weight: 0 Lb 1.00 Oz)		
(Expected Delivery Day)		
(Wednesday 07/27/2016)		
Certified	1	\$3.30
(USPS Certified Mail #)		
(7014349000134144696)		
Return Receipt	1	\$2.70
(USPS Return Receipt #)		
(9590940306225183796712)		
Affixed Postage	1	(\$6.47)
(Affixed Amount: \$6.47)		
Total		\$0.00

\*\*\*\*\*  
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 Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit USPS.com USPS Tracking or call 1-800-222-1811.