

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 1/12/15

Departmental Concurrence

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

352A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
JAN 12 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 935. Last assessed to: Hensel Financial, Inc., a California Corporation as Trustee. District 4 [\$9,485] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Warren C. Deutsch aka Warren C. Deutsche for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641204014-8;

(continued on page two)

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 March 20, 2012 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 11, 2012. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 6, 2012, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

Don Kent
 Don Kent

Treasurer-Tax Collector

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: | POLICY/CONSENT (per Exec. Office) |
|-----------------|----------------------|-------------------|-------------|---------------|-----------------------------------------------------------------------------|
| COST | \$ 9,485 | \$ 0 | \$ 9,485 | \$ 0 | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 | |

| | |
|------------------------------------------------------------------|-------------------------------|
| SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale | Budget Adjustment: N/A |
| | For Fiscal Year: 14/15 |

C.E.O. RECOMMENDATION:

APPROVE

BY: *Samuel Wong 3/12/15*
 Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: _____ District: 4 Agenda Number: _____

9-41

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 935. Last assessed to: Hensel Financial, Inc., a California Corporation as Trustee. District 4 [\$9,485] Fund 65595 Excess Proceeds from Tax Sale.

DATE: JAN 12 2015

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RECOMMENDED MOTION:

2. Approve the claim from Sima Abouzari for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641204014-8;
3. Approve the claim from Ali Ahmadian for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641204014-8;
4. Deny the claim from Kathy K. Ahmadian, Trustee;
5. Deny the claim from Found Extra Money, LLC, assignee for Donald D. Hensel for Hensel Financial, Inc.;
6. Authorize and direct the Auditor-Controller to issue warrants to Warren C. Deutsch aka Warren C. Deutsche in the amount of \$3,161.95, Sima Abouzari in the amount of \$3,161.95, and Ali Ahmadian in the amount of \$3,161.94 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.

BACKGROUND:

Summary (continued)

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

1. Claim from Warren C. Deutsch aka Warren C. Deutsche based on an Abstract of Judgment recorded on May 26, 2010 as Instrument No. 2010-0244285.
2. Claim from Sima Abouzari based on an Abstract of Judgment recorded on May 26, 2010 as Instrument No. 2010-0244286.
3. Claim from Ali Ahmadian based on an Abstract of Judgment recorded on May 26, 2010 as Instrument No. 2010-0244287.
4. Claim from Kathy K. Ahmadian, Trustee based on an Abstract of Judgment recorded July 6, 2010 as Instrument No. 2010-0314443.
5. Claim from Found Extra Money, LLC, assignee for Donald D. Hensel for Hensel Financial, Inc. based on an Assignment of Right to Collect Excess Proceeds dated May 8, 2013 and a Trustee's Deed recorded on June 12, 2008 as Instrument No. 2008-0321974.

Pursuant to Section 4675 (a) & (b) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that Warren C. Deutsch aka Warren C. Deutsche be awarded excess proceeds in the amount of \$3,161.95, Sima Abouzari be awarded excess proceeds in the amount of \$3,161.95, and Ali Ahmadian be awarded excess proceeds in the amount of \$3,161.94. Since the amount claimed by Warren C. Deutsch aka Warren C. Deutsche, Sima Abouzari, and Ali Ahmadian exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from Kathy K. Ahmadian, Trustee and the claim from Found Extra Money, LLC, assignee for Donald D. Hensel for Hensel Financial, Inc. 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 Citizens and Businesses

Excess proceeds are being released to the lien holders of the property.

ATTACHMENTS (if needed, in this order):

Copies of the Excess Proceeds Claim forms and supporting documentation are attached.