

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE: 7/30/16

Departmental Concurrence

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

728  
(2044)



**SUBMITTAL DATE:  
 AUG 30 2016**

**FROM:** Don Kent, Treasurer-Tax Collector

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 203, Item 480. Last assessed to: Stephen M. Harmon. District 4 [\$10,389]. Fund 65595 Excess Proceeds from Tax Sale.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from Stephen M. Harmon, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 611054007-0;

(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 May 5, 2015 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 18, 2015. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 22, 2015, 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	\$ 10,389	\$ 0	\$ 10,389	\$ 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:** 16/17

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Stephanie Persi*  
 Stephanie Persi

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

**9-15**

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 203, Item 480. Last assessed to: Stephen M. Harmon. District 4 [\$10,389]. Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** AUG 30 2016

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to Stephen M. Harmon in the amount of \$10,389.13, 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 one claim for excess proceeds:

1. Claim from Stephen M. Harmon based on a Grant Deed recorded March 21, 2006 as Instrument No. 2006-0197972.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Stephen M. Harmon be awarded excess proceeds in the amount of \$10,389.13. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

**Impact on Citizens and Businesses**

Excess proceeds are being released to the last assessee of the property.

**ATTACHMENTS (if needed, in this order):**

A copy of the Excess Proceeds Claim form and supporting documentation is attached.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY  
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2015 SEP 21 AM 9: 20

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 203 Item 480 Assessment No.: 611054007-0

Assessee: HARMON, STEPHEN M

Situs:

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 10,389.13 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2015-0147172; recorded on 07-21-2015. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 28<sup>th</sup> day of July, 2015 at Outagamie County - Wisconsin  
County, State

Stephen M. Harmon  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Stephen M. Harmon  
Print Name

\_\_\_\_\_  
Print Name

W 369 Garrity Road  
Street Address

\_\_\_\_\_  
Street Address

Kaukauna, WI 54130  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

760-219-9693  
Phone Number

\_\_\_\_\_  
Phone Number

County Administrative Center- 4th Floor  
4080 Lemon Street, P.O. Box 12005  
Riverside, CA 92502-2205  
(951) 955-3900  
(951) 955-3990 - Fax



Palm Desert Office  
38-686 El Cerrito Road  
Palm Desert, CA 92211

E-mail: [ttc@co.riverside.ca.us](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)

**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

Temecula Office  
40935 County Center Drive, Suite C  
Temecula, CA 92591

July 22, 2015

STEPHEN M HARMON  
44-220 ANACAPA WAY  
PALM DESERT, CA 92260

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 611054007-0      Item: 480

Situs Address:

Assessee: Harmon, Stephen M

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3336.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT  
TREASURER-TAX COLLECTOR

By Jennifer Pazienti  
Deputy

RECORDING REQUESTED BY

Javad Ghalamchi

AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

NAME Stephen M. Harmon  
STREET ADDRESS 44-220 Anacapa Way  
CITY, STATE & ZIP CODE Palm Desert, CA 92260-3037



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	NIBC
	1		1			✓			
					3				YC
A	R	L			COPY	LONG	REFUND	NO-IG	EXAM

TITLE ORDER NO. \_\_\_\_\_ RECORD NO. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

TRA: 007-050  
APN: 611-054-007

The undersigned grantor(s) declare(s) transfer is exempt from documentary transfer tax

DOCUMENTARY TRANSFER TAX \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of \_\_\_\_\_

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) Javad Ghalamchi

hereby remise, release and grant to Stephen M. Harmon

the following described real property in the City of Indio, County of Riverside, State of California

(Insert Legal Description)

LOTS 60 AND 61 OF HI-WAY ADDITION TO INDIO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS ASHOWN BY MAP ON FILE IN BOOK 18, PAGE 21 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY.

TOGETHER WITH THAT PORTION OF ARABIA AVENUE "LOT G" AND ADJOINING LOT 61 ON THE EAST, AS VACATED BY THE CITY COUNCIL OF INDIO, A CERTIFIED COPY OF SAID RESOLUTION RECORDED JULY 9, 1962 AS INSTRUMENT NUMBER 62969, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

DATED: March 21, 2006

Javad Ghalamchi  
Javad Ghalamchi

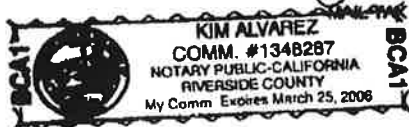
STATE OF California  
COUNTY OF Riverside

On March 21, 2006 before me, Kim Alvarez, Notary Public personally appeared

Javad Ghalamchi personally known to me (or 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.

WITNESS my hand and official seal.

Signature Kim Alvarez



STATEMENT AS DIRECTED ABOVE

10  
C  
YC  
EP