

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



546A

SUBMITTAL DATE:

NOV 03 2014

FROM: Don Kent, Treasurer/Tax Collector

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 954. Last assessed to: Ghossan Alshalabi and Ghassan Alshalabi. District 4/4 [\$594] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Ghassan Alshalabi aka Ghossan Alshalabi, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 654240015-5;
(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
Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 594	\$ 0	\$ 594	\$ 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: 12/2/14
Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: December 9, 2014
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.: | District: 4/4 | Agenda Number:

9-31

FORM APPROVED COUNTY COUNSEL
BY: 11/3/14
DATE
GREGORY P. PRIAMOS

Departmental Concurrence

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

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 954. Last assessed to: Ghossan Alshalabi and Ghassan Alshalabi. District 4/4 [\$594] Fund 65595 Excess Proceeds from Tax Sale.

DATE: NOV 03 2014

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Ghassan Alshalabi aka Ghossan Alshalabi in the amount of \$594.84, 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 Ghassan Alshalabi aka Ghossan Alshalabi based on a Grant Deed recorded October 28, 2004 as Instrument No. 2004-0852277 and a Grant Deed recorded April 28, 2005 as Instrument No. 2005-0333447.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Ghassan Alshalabi aka Ghossan Alshalabi be awarded excess proceeds in the amount of \$594.84. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion.

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 are attached.

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 954 Assessment No.: 654240015-5

Assessee: ALSHALABI, GHASSAN

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 11 PM 12:19
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

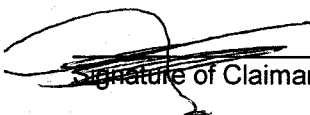
I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1,053.09 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2005-0333447; recorded on 04/28/2005. A copy of this document is attached here to. 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 11th day of June, 2012 at Riverside, Ca.
County, State


Signature of Claimant

Signature of Claimant

Ghassan Alshalabi
Print Name

Print Name

10641 Juniper Ave
Street Address

Street Address

Fontana, CA 92337
City, State, Zip

City, State, Zip

(909) 770-4343
Phone Number

Phone Number

10/28/2004 08:00A Fee:23.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
N.R.L.L., Inc.

WHEN RECORDED MAIL DOCUMENT TO:
Ghossan Alshalabi
10641 Juniper Avenue
Fontana, CA 92335
7-7514 USPS

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		3			✓		1		
									MA	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

Reference No. 46-079

TRA 061-001

GRANT DEED ✓

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$11.55
computed on full value of property conveyed, Unincorporated Area



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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
N.R.L.L., Inc., a California Corporation

hereby GRANT(s) to
Ghossan Alshalabi and Anwar Saleh, Joint Tenants ✓

the following described real property in the County of Riverside
State of California

THE N 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SEC 12 TP 3 S R 5 E, SAN BERNARDINO BASE AND
MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL
PLAT THEREOF.
SEE EXHIBIT "B" CERTIFICATE BY CORPORATE SECRETARY RE: VALIDITY OF DEED ATTACHED HERETO
AND MADE A PART HEREOF.

APN: 654-240-015 ✓

DATED 08/26/2004

N.R.L.L., Inc.,
a California Corporation

STATE OF CALIFORNIA
COUNTY OF ORANGE

[Signature]
Robert D. Friedman, President

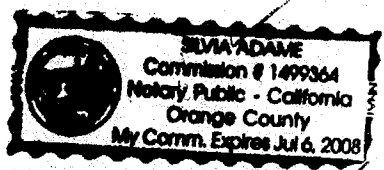
On 9/30/04 before me Silvia Adame, Notary Public personally appeared
Robert D. Friedman

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 Silvia Adame

(Seal)



MAIL TAX STATEMENT TO: Ghossan Alshalabi, 10641 Juniper Avenue, Fontana, CA 92335 ✓

EXHIBIT "B"

CERTIFICATE BY CORPORATE SECRETARY
OF N.R.L.L., INC. RE: VALIDITY OF DEED

The undersigned, being the Secretary of N.R.L.L., INC., a California corporation (the "Corporation"), hereby certifies that on May 19, 2003, by unanimous consent in writing pursuant to the provisions of California law, the Board of Directors of the Corporation consented to the adoption of the following resolution to simplify transaction of business by permitting conveyance of certain properties sold by the Corporation through its auctions with the signature of only one person rather than all of the executive officers of the corporation:

"RESOLVED: That the Corporation be, and it hereby is, authorized to transfer real property sold at its auctions (which is in the ordinary course of business) without the signature of all of the executive officers;"

"That the following people: President of the Corporation-Robert D. Friedman, or Secretary of the Corporation-Jeffrey P. Frieden, or the General Manager-John Martin, be, and hereby are, individually authorized, as the Corporation's agents, to execute and deliver such transfer and such other documents contemplated by the transfer, with such modifications as such person deems necessary or appropriate, and that only one such signature shall be required for the deed to be valid and conclusive against the Corporation in favor of a bona fide purchaser; and"

"That any of the above-identified agents shall be permitted to attach a certificate to the deed of such real property setting forth the facts supporting the validity of the deed, that there was board approval for signature by a single agent, and that the person signing has the proper authority to execute the deed on behalf of the Corporation, such certificate being conclusive against the Corporation in favor of a bona fide purchaser."

The undersigned further certifies:

1. That the following people: President of the Corporation-Robert D. Friedman, or Secretary of the Corporation-Jeffrey P. Frieden, or the General Manager-John Martin are individually authorized, as the Corporation's agents, to execute and deliver the Deed to which this certificate is attached, and such other documents contemplated by the transfer, with such modifications as such person deems necessary or appropriate, and that only one such signature shall be required for the deed to be valid and conclusive against the Corporation in favor of a bona fide purchaser; and

2. That there was board approval for signature by a single agent, that the person signing the Deed has the proper authority to execute the deed on behalf of the Corporation, and that this certificate is and shall be conclusive against the Corporation in favor of a bona fide purchaser.



State of California)
County of Orange) ss

N.R.L.L., INC., a California corporation

By:
JEFFREY P. FRIEDEN
Its: Secretary

SWORN TO AND SUBSCRIBED before me by JEFFREY P. FRIEDEN, SECRETARY OF N.R.L.L., INC., who is personally known to me, this 8th day of December, 2003.

NOTARY PUBLIC
[NOTARY SEAL]

My Commission Number/Expires:

6-29-05



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrclkrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Silvia Adame

Commission #: 1499364

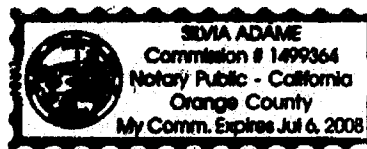
Place of Execution: Orange County

Date Commission Expires: 7-6-2008

Date: 10/20/04

Signature: Silvia Adame

Print Name: Silvia Adame



ACR 186P-AS4RE0 (Est. 05/2003)

Public Record



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

GHASSAN ALSHALABI
10641 JUNIPER AVE
FONTANA
CA. 92337

Title Order No. n/a
Escrow No. 0

Table with columns: M, S, U, PAGE, SIZE, DA, PCOR, NOCOR, SMF, MISC. Includes handwritten '1', '2', '4', and 'KW'.



USE

TRA: 014

GRANT DEED

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THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is 0.00 CITY TAX is 0.00

- checkboxes for tax computation, Realty not sold, and Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GHASSAN ALSHALABI AND ANWAR SALEH hereby GRANT(S) to GHASSAN ALSHALABI

the following described real property in the City of DESERT HOT SPRINGS, County of RIVERSIDE, State of California:

THE N 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SEC 12 TP 3 S R 5 E, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Commonly known as: APN: 654-240-015

Dated: 4/23/05

STATE OF CALIFORNIA }
COUNTY OF San Bernardino }

On 4/23/05 before me

personally appeared Ghassan Alshalabi and Anwar Saleh

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

NOTARY SIGNATURE

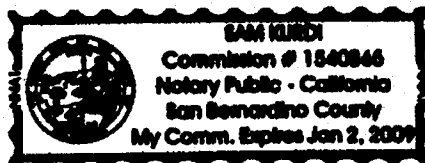
Handwritten signature of Notary Public

Handwritten signature of Ghassan Alshalabi

GHASSAN ALSHALABI

Handwritten signature of Anwar Saleh

ANWAR SALEH



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

<http://riverside.asrcrkrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Sam Kurdi

Commission #: 1540865

Place of Execution: Pomona

Date Commission Expires: Jan 2, 2009

Date: 4/28/2005

Signature: 

Print Name: Ghassan Alshakabi

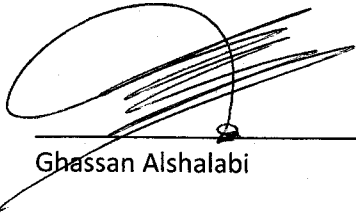
Ghassan Alshalabi
13233 10th St
Chino CA 91710
(909)770-4343

October 2, 2014

To Whom This May Concern:

This is to acknowledge that I am one and the same person as Ghossan Alshalabi that took title to the Grant Deed recorded on October 28, 2004 with document # 2004-0852277 and also one and the same person as Ghassan Alshalabi who took title to the Grant Deed recorded on April with document # 2005-0333447.

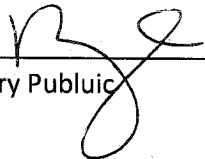
Thank You.



Ghassan Alshalabi

County of *Clark*
State of *Nevada*

This is to acknowledge that before me, *Noemi Chavez*, Notary
Public, appeared Ghassan Alshalabi and signed the within document on, *October 2*, 2014.



Notary Public

