

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

613A



FORM APPROVED COUNTY COUNSEL 6/29/15  
DATE  
BY: GREGORY P. PRIAMOS

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

**SUBMITTAL DATE:**

**JUN 29 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 405. Last assessed to: Karl Osman, a single man. District 4 [\$7,256] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from W. Dail Hilliard, assignee for Karl Osman, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 768380001-7;

(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 February 4, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded March 21, 2014. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on April 22, 2014 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

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 7,256	\$ 0	\$ 7,256	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale	<b>Budget Adjustment:</b> N/A
	<b>For Fiscal Year:</b> 15/16

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

**APPROVE**

BY: Samuel Wong 7/21/15  
Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Jeffries, Tavaglione, Washington, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** July 21, 2015  
**xc:** Treasurer, Auditor

Kecia Harper-Ihem  
Clerk of the Board

By: Kecia Harper-Ihem  
Deputy

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

**9-68**

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 405. Last assessed to: Karl Osman, a single man. District 4 [\$7,256] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** JUN 29 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to W. Dail Hilliard, assignee for Karl Osman, last assessee in the amount of \$7,256.85 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 W. Dail Hilliard, assignee for Karl Osman based on a Grant Deed recorded January 27, 2014 as Instrument No. 2014-0031137.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that W. Dail Hilliard, assignee for Karl Osman be awarded excess proceeds in the amount of \$7,256.85. 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):**

Copies of the Excess Proceeds Claim forms 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 199 Item 405 Assessment No.: 768380001-7

Assessee: DESERT ALLIANCE FOR COMMUNITY EMPOWERMENT

Situs: 52120 CALLE EMPALME COACHELLA 92236

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED  
2014 JUL 30 AM 11:13  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 7256.85 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. 768380001-7; recorded on MARCH 21 2014. 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, 2014 at Diamond Bar, Los Angeles County, CA  
County, State

W Dail Hilliard  
Signature of Claimant

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

W DAIL Hilliard  
Print Name

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

23779 Little Quail Ave  
Street Address

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

Diamond Bar, CA 91765  
City, State, Zip

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

909-841-7065  
Phone Number

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

JEANNETTE G. REYES  
Commission # 102477E

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On July 23 2014 before me, Jeannette B Reyes, Notary Public

personally appeared W. Dail Hilliard Name(s) of Signer(s)



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 Jeannette B Reyes Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Claim for Excess Proceeds from Sale of Tax delinquent Property
Document Date: July 23, 2014 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: W. Dail Hilliard

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

RIGHT THUMBPRINT OF SIGNER Top of thumb here

Signer Is Representing:

Signer's Name:

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

RIGHT THUMBPRINT OF SIGNER Top of thumb here

Signer Is Representing:

My Comm. Expires Dec 22, 2015

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to William Dail Hilliard my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 768-380-001-7 sold at public auction on Feb 4, 2014. I understand that the total of excess proceeds available for refund is \$ 7256.85 and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

[Signature]  
(Signature of Party of Interest/Assignor)

KARL OSMAH  
(Name Printed)

14071 Peyton Dr #1611  
(Address)

Chino Hills, 91709  
(City/State/Zip)

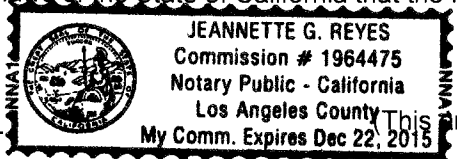
909-242-1494  
(Area Code/Telephone Number)

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.

On July 23, 2014, before me, Jeannette G Reyes - Notary Public, personally appeared Karl Osman, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.  
Jeannette G Reyes  
(Signature of Notary)



(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

William Dail Hilliard  
(Signature of Assignee)

William Dail Hilliard  
(Name Printed)

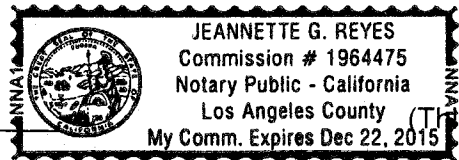
23779 Little Quail Ave  
(Address)

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.

DIAMOND BAR, CA 91765  
(City/State/Zip)

On July 30, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared William Dail Hilliard, 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.

WITNESS my hand and official seal.  
Jeannette G Reyes  
(Signature of Notary)



(This area for official seal)

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO



NAME Karl Osman

ADDRESS 14071 Peyton Dr. #1611

CITY Chino Hills, CA 91709

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
DIT - \$70.95						T: 012	CTY	UNI	809

GRANT DEED

15

C 809

TITLE ORDER NO.

ESCROW NO.

APN NO. 768-380-001-7

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ \_\_\_\_\_ CITY TAX \$ \_\_\_\_\_

- 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 COACHELLA, and

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

Desert Alliance for Community Empowerment, a California non-profit public benefit corporation,

hereby GRANT(s) to

Karl Osman, a single man,

the following described real property in the County of Riverside

State of California

LOT 152 OF ADBELNOUR SUBDIVISION, AS SHOWN BYMAP ON FILE IN BOOK 21, PAGE 19 OF MAPS, RIVERSIDE COUNTY RECORDS.

Dated 1-27-14

*JEFFREY A. HAYS*  
 \_\_\_\_\_  
 JEFFREY A. HAYS, EXECUTIVE DIRECTOR  
 Desert Alliance for Community Empowerment a  
 California non-profit public benefit  
 corporation

STATE OF CALIFORNIA }  
COUNTY OF Riverside }

ON January 27, 2014 before me, Ivette Cano  
Notary Public, personally appeared Jeffrey A. Hays

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)

