

FORM APPROVED COUNTY COUNSEL  
 BY: *GREGORY P. PRAMOS*  
 DATE: 10/1/15

Departmental Concurrence

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

648A



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

**SUBMITTAL DATE:**

**OCT 01 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 702. Last assessed to: Martin Bedoian. District 4 [\$1,547]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from the City of Blythe, Development Services Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 848110002-8; (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 April 29, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2013. 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 17, 2013 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	\$ 1,547	\$ 0	\$ 1,547	\$ 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*  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione 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: November 3, 2015  
 xc: Treasurer

Keda Harper-Ihem  
 Clerk of the Board  
 By: *Keda Harper-Ihem*  
 Deputy

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

**9-12**

- 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. 196, Item 702. Last assessed to: Martin Bedoian. District 4 [\$1,547]. Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** OCT 01 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to the City of Blythe, Development Services Department in the amount of \$1,547.24, 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.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$3,723.27 to the county general fund pursuant to Revenue and Taxation Code Section 4674.

**BACKGROUND:**

**Summary (continued)**

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's Office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

- Examined title reports to notify all parties of interest attached to the parcel.
- Researched all last assessee's through the County's Property Tax System for any parties of interest.
- Used Accurant (people finder) to notify any new addresses that may be listed for our parties of interest.
- Advertised in newspapers for three consecutive weeks in the Desert Sun, Palo Verde Valley Times and the Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
- Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4675.

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on June 20, 2013.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from the City of Blythe, Development Services Department based on a Notice of Noncompliance recorded April 1, 2011 as Instrument No. 2011-0145747.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the City of Blythe, Development Services Department be awarded excess proceeds in the amount of \$1,547.24. Since there are no other claimants the unclaimed excess proceeds in the amount of \$3,723.27 will be transferred to the county general fund. 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 a lien holder and transferred to the county general fund.

**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 196 Item 702 Assessment No.: 848110002-8

Assessee: BEDOIAN, MARTIN

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$1,547.24 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. 2011-0145747; recorded on 4/1/11. 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.

- \* Resolution 08-784, adopted 7/8/08, liening taxes & accepted by the Tax Assessor on 7/28/08 (see attached)
- \* Notice of NonCompliance, recorded 4/1/11 (see 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 16 day of August, 2013 at Riverside, CA  
County, State

Michelle Van Dyke  
Signature of Claimant

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

Michelle Van Dyke  
Print Name

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

235 North Broadway  
Street Address

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

Blythe CA 92225  
City, State, Zip

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

(760) 922-6130 x 227  
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

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**

Palm Springs Office  
997 E Tahquitz Canyon Way, Suite A  
Palm Springs, CA 92262

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

July 17, 2013

CITY OF BLYTHE DEVELOPMENT SERVICES DEPARTMENT  
C/O CODE ENFORCEMENT DIVISION  
CASE# CE0907-0016  
235 N. BROADWAY  
BLYTHE, CA 92225

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 848110002-8      Item: 702  
Situs Address:  
Assessee: Bedoian, Martin  
Date Sold: April 29, 2013  
Date Deed to Purchaser Recorded: June 20, 2013  
Final Date to Submit Claim: June 20, 2014

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) 955-3842.

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 Adrian Potenciano  
Deputy

**RECEIVED**

**JUL 19 2013**

**CITY OF BLYTHE DEV. SER.**

**RESOLUTION NO. 08-784****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR PROPERTY WEED ABATEMENT PURSUANT TO THE PROVISIONS OF THE BLYTHE MUNICIPAL CODE**

**THE CITY COUNCIL OF THE CITY OF BLYTHE HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** Pursuant to the City of Blythe Municipal Code Section 8.28.080, the City of Blythe Development Services Department, Code Enforcement Division (hereinafter referred to as "Development Services"), notified the property owner of hazardous conditions on their properties due to the lack of property maintenance which was allowing the overgrowth of grasses, weeds and other fire hazard materials and/or the accumulation of trash. Such conditions constitute a "Public Nuisance".

**Section 2.** All Notices of Public Nuisance issued clearly state that property owners failing to comply by abating the hazards identified on their properties would be cause for the City of Blythe to have the work performed and all costs, in addition to administrative and filing fees, assessed to the property taxes.

**Section 3.** No action taken by the property owner to abate the properties in violation, the conditions on the properties constituting a Public Nuisance, have caused Development Services to request bids from local persons who perform lot clean-up.

**Section 4.** All bids for abatement services were received in sealed envelopes and were opened together on the date and at the time noted in the request for bid proposal.

**Section 5.** The lowest bidder (hereinafter referred to as the "Individual"), was awarded the job. The Individual had a set time period in which the lot clean-up was to be completed. Subsequently, the Individual submitted an invoice and payment was processed.

**Section 6.** Following clearing of the violation lots, Development Services mailed the property owner billing notices. Billing notices were sent more than once; and all were sent certified, return receipt.

**Section 7.** All billing notices clearly stated that unless remitted by the property owner, all costs, in addition to administrative and filing fees, would be assessed to their property taxes.

**Section 8.** The assessments are levied without regard to the property valuation.

**Section 9.** The assessments are levied for the purpose of paying the costs and expenses of the abatement described in Sections 3 & 5 above for the fiscal year commencing July 1, 2007 and ending June 30, 2008.

**Section 10.** The adoption of this Resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2008 and ending June 30, 2009.

**Section 11.** The County Auditor of Riverside County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City Treasurer.

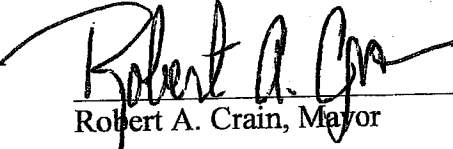
**Section 12.** The City Treasurer shall deposit all money representing assessments collected by the County to the general fund.

**Section 13.** The City Clerk is hereby authorized and directed to file Exhibit "B", or a certified copy of Exhibit "B", with the County Auditor, together with a certified copy of this Resolution upon its adoption.

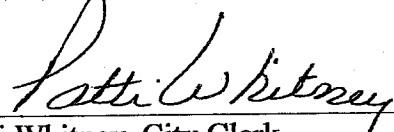
**Section 14.** A certified copy of the Resolution and Exhibit "A" shall be filed in the office of the Director of Development Services, with a duplicate copy on file in the office of the City Clerk.

**PASSED, APPROVED, and ADOPTED** this 8<sup>th</sup> day of July 2008, by the following vote, to wit:

<b>AYES:</b>	Crain, Mays, DeConinck, Covell, Contreras
<b>NOES:</b>	None
<b>ABSENT:</b>	None

  
 Robert A. Crain, Mayor

**ATTEST:**

  
 Patti Whitney, City Clerk

(S E A L)

**EXHIBIT "A"**

Following is a list of the properties and the costs associated with their abatement.

<b>Fund Number</b>	<b>Assessors Parcel Number</b>	<b>Amount</b>
68-2153	848100008-3	\$ 2,623.49
68-2153	848100005-0	107.81
68-2153	848100009-4	817.76
68-2153	848110002-8	1,547.24
68-2153	848110004-0	805.65



PRPCA610

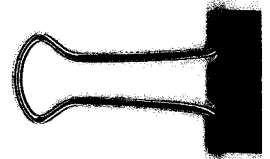
07/24/2008

6	INPUT RECORD COUNT PASSED FROM EDITOR	11,153.30
6	ACCEPTED AND INSERTED TO ASSMNTLB	11,153.30
	REJECTED	.00

*copy of blythe  
Dist Copy*

*7/28/08 - rec'd phone message from  
Laura DeGuire that all assessments/liens  
inputted correctly and were accepted.*

**RECEIVED**  
**JUL 30 2008**  
**CITY OF BLYTHE DEV. SER.**





Recording Requested By  
And When Recorded Return to:

City of Blythe  
Development Services Department  
235 N. Broadway  
Blythe, CA 92225

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

Exempt from Recorder's Fees  
Pursuant to Government Code § 27383



**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of: **MARTIN BEDOIAN**

Case Number: **CE0907-0016**

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to the Blythe Municipal Code Section 8.28.010 and the State Health and Safety Code, Section 17920.3, that proceedings have been commenced with respect to violations of the Blythe Municipal Code and City of Blythe Ordinance No.676 described as property **Weed Abatement**. Such proceedings are based upon the noncompliance of such real property, located at **500 BLOCK WEST FOURTEENTH AVENUE**, Blythe, CA, and more particularly described as **Assessor's Parcel Number 848110002**.

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the City of Blythe to abate the public nuisance. Any costs incurred by the City, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the City of Blythe, Code Enforcement division, 235 North Broadway, Blythe CA 92225 (760) 922-6130, ext 225.

NOTICE IS FURTHER GIVEN in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

Dated: March 22, 2011

City of Blythe Development Services Dept.

  
Darrell Covell, Chief Building Inspector

STATE OF CALIFORNIA )

: ss.

COUNTY OF RIVERSIDE)

On March 22, 2011, before me, Mallory Krista Sutterfield, Notary Public, personally appeared Darrell Covell, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature Mallory Sutterfield



August 12, 2015

The City of Blythe  
C/O Michelle Van Dyke  
235 North Broadway  
Blythe, CA 92225

Re: APN: 848110002-8  
TC 196 Item 702  
Date of Sale: April 29, 2015

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>M. Van Dyke</i>	
1. Article Addressed to:  The City of Blythe C/O Michelle Van Dyke 235 North Broadway Blythe, CA 92225		B. Received by (Printed Name) <i>M. Van Dyke</i>	C. Date of Delivery <i>8/14/15</i>
2. Article Number (Transfer from service label) <i>EP 196-702</i>		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, August 2001		Domestic Return Receipt	
		102595-02-M-15	

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- |  |   |
|--|---|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Copy of Marriage Certificate for   |
| <input type="checkbox"/> Notarized Statement of different/misspelled   | <input type="checkbox"/> Original Note/Payment Book   |
| <input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of                              | <input checked="" type="checkbox"/> <b>Updated Statement of Monies Owed (as of dated of tax sale)</b> |
| <input type="checkbox"/> Certified Death Certificate for   | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)        |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Court Order Appointing Administrator   |
|  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)  |
|  | <input type="checkbox"/> Other -  |

Please send in all documents within 30 days (**September 14, 2015**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Jennifer Pazicni  
Tax Sale Operations Unit  
(951) 955-3336  
(951) 955-3990 Fax  
[jpazicni@co.riverside.ca.us](mailto:jpazicni@co.riverside.ca.us)



# CITY OF BLYTHE

DEVELOPMENT SERVICES DEPARTMENT

235 North Broadway - Blythe, California 92225

Phone (760) 922-6130

FAX (760) 922-6334

August 19, 2015

Riverside County Treasurer  
Attn: Jennifer Pazicni  
P O Box 12005  
Riverside CA 92502-2205

Re: APN 848110002-8, TC 196 Item 702

Dear Ms. Pazicni:

We are in receipt of your notice dated August 12, 2015, [copy enclosed]. Please find enclosed, a copy of our original Claim, dated 8/16/13, along with copies of: Resolution No. 08-784, adopted 7/8/08, liening the subject property for monies owed the City of Blythe; Exhibit A (with the appropriate fund number); paperwork dated 7/24/08 from Laura DeGuire showing that our lien was inputted and accepted; and, Notice of Noncompliance recorded 4/1/11, due to monies still owed to the City of Blythe. Please contact me at (760) 922-6130, if there are any questions.

Sincerely,

Michelle Van Dyke  
Permit Technician

enclosures

**Pazicni, Jennifer**

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**From:** Michelle Van Dyke <mvandyke@cityofblythe.ca.gov>  
**Sent:** Wednesday, August 26, 2015 3:32 PM  
**To:** Pazicni, Jennifer  
**Subject:** APN 848110002-8, TC 196 Item 702

**Importance:** High

Updated Statement of Monies Owed:

The City of Blythe is owed monies totaling \$1,547.24, from abatement at the above referenced site. We did not receive those monies prior to April 29, 2013, and we have not received it since that date. If you have any further questions, please do not hesitate to contact me. Thank you.



Michelle Van Dyke  
Permit Technician  
(760) 922-6130  
City of Blythe  
Development Services Dept  
235 North Broadway  
Blythe CA 92225