

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



ITEM: 19.31
(ID # 20962)

MEETING DATE:
Tuesday, April 18, 2023

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 416. Last assessed to: David Allen Dahmer, an unmarried man as his sole and separate property. District 4. [\$1,513-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Steven K. Alexander, Attorney for Healthcare Recovery Solutions for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 639054002-7;
2. Authorize and direct the Auditor-Controller to issue a warrant to Steven K. Alexander, Attorney for Healthcare Recovery Solutions in the amount of \$1,513.70, 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.


ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 4/5/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: April 18, 2023
xc: Tax Collector

Kimberly Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,513	\$ 0	\$1,513	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	22/23

C.E.O. RECOMMENDATION: Approve

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 2, 2017 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 21, 2017. 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 24, 2017, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from Steven K. Alexander, Attorney for Healthcare Recovery Solutions based on an Abstract of Judgment recorded January 31, 2013 as Instrument No. 2013-0055507.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Steven K. Alexander, Attorney for Healthcare Recovery Solutions be awarded excess proceeds in the amount of \$1,513.70. 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 Residents and Businesses

Excess proceeds will be released to a lienholder of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Alexander

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


Stephanie Perez, Principal Management Analyst 4/10/2023


Ronak Patel, Deputy County Counsel 3/15/2023

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 AUG -1 PM 2: 29

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 209 Item 416 Assessment Number: 639054002-7

Assessee: DAHMER, DAVID ALLEN

Situs: 10435 PALM DR DESERT HOT SPRINGS 92240

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 33,636.55 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 2013-0055507; recorded on 1-31-2013. 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.

- 1) Abstract of Judgment, Recorded 1-31-13, Document Number 2013-0055507
- 2) Acknowledgment of Assignment of Judgment, filed 4-8-15

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 27th day of JULY, 2017 at TORRANCE, CALIFORNIA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

STEVEN K ALEXANDER
Print Name

Print Name

21515 HAWTHORNE BLVD, #980
Street Address

Street Address

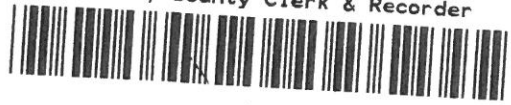
TORRANCE CA 90503
City, State, Zip

City, State, Zip

310 540 2585
Phone Number

Phone Number

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):
Recording requested by and return to:
Steven K. Alexander
State Bar Number: 137059
21515 Hawthorne Boulevard
Suite 1150
Torrance, California 90503
310-540-2585
 ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NOTICE SENT					T:		CTY	UNI	

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside
STREET ADDRESS: 46-200 Oasis Street
MAILING ADDRESS: Same
CITY AND ZIP CODE: Indio, CA 92201
BRANCH NAME: Larson Justice Center

PLAINTIFF: Healthcare Recovery Solutions
DEFENDANT: David A. Dahmer

CASE NUMBER:
INC 1206503
M
013

3250

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

David A. Dahmer
10435 Palm Drive
Desert Hot Springs CA 92240

b. Driver's license no. [last 4 digits] and state:

Unknown

c. Social security no. [last 4 digits]:

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): David A. Dahmer
10435 Palm Drive
Desert Hot Springs CA 92240

2. Information on additional judgment debtors is shown on page 2.

4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

Healthcare Recovery Solutions, C/O Steven K. Alexander
21515 Hawthorne Boulevard, Suite 1150, Torrance, CA 90503

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: 1/15/2013

Steven K. Alexander

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 23,479.32

10. An execution lien attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

8. a. Judgment entered on (date): 1/4/2013

b. In favor of (name and address):

b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

12. a. I certify that this is a true and correct abstract of the judgment entered in this action.

b. A certified copy of the judgment is attached.

Clerk, by J. Cortina, Deputy



This abstract issued on (date):

JAN 22 2013

1 STEVEN K. ALEXANDER, ESQ.
2 State Bar Number 137059
3 21515 Hawthorne Boulevard, Suite 1150
4 Torrance, California 90503
5 310-540-2585

6 Attorney in propria persona,

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

APR 08 2015

M. Allen

7 SUPERIOR COURT OF THE STATE OF CALIFORNIA
8 FOR THE COUNTY OF RIVERSIDE

9 HEALTHCARE RECOVERY)
10 SOLUTIONS,)

11 Plaintiff.)

12 v.)

13 DAVID A. DAHMER)

14 Defendants.)
15)

Case No. INC1206503

) ACKNOWLEDGMENT OF
) ASSIGNMENT OF JUDGMENT
) (CCP § 673)

16 1. I, Eric Aguirre, am the legal coordinator of Healthcare Recovery Solutions, the Plaintiff
17 herein, and am duly authorized to execute this assignment on its behalf. Pursuant to Code of
18 Civil Procedure, Section 673, Healthcare Recovery Solutions hereby assigns all its right, title,
19 and interest in that money judgment recovered in the above-entitled action to Steven K.
20 Alexander. In particular, Healthcare Recovery Solutions assigns all of its right to enforce and
21 collect said judgment against all judgment debtors named herein.

22 2. Judgment Creditor:

23 Healthcare Recovery Solutions
24 1515 W. 190th Street, Suite 350
25 Gardena, CA 90248

1 3. Judgment Debtor (s):

2 David A. Dahmer
3 10435 Palm Drive
4 Desert Hot Springs CA 92240

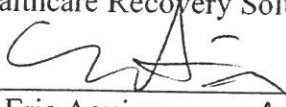
5 4. Assignee:


6 Steven K. Alexander
7 21515 Hawthorne Blvd., Suite 1150
8 Torrance, CA 90503

9 5. Judgment was entered on January 4, 2013 in favor of Assignor, Healthcare Recovery
10 Solutions in the amount of \$23,479.32 against David A. Dahmer.

11 Executed this 26th day of November, 2014.

12
13 Healthcare Recovery Solutions

14 
15 By Eric Aguirre

16 Legal Coordinator CA 

17 **ACKNOWLEDGEMENT**

18 State of California
19 County of Los Angeles

20 On 11-26th-2014, before me, Mary Jane Marjan Brun, Notary Public, personally appeared
21 Eric Aguirre, who proved to me based on the basis of satisfactory evidence to be the person
22 whose name is subscribed to the within instrument and acknowledged to me that he executed the
23 same in his authorized capacity, and that by his signature on the instrument the person, or the
24 entity upon behalf of which the person acted, executed the instrument.

25 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: Mari Brun

Notary Seal



MATTHEW JENNIFER
County of Riverside Treasurer



Giovane Pizano
Assistant Treasurer

January 3, 2023

STEVEN K ALEXANDER
C/O ASSIGNEE FOR HEALTHCARE RECOVERY SOLUTIONS
21515 HAWTHORNE BLVD #980
TORRANCE, CA 90503

Re: PIN: 639054002-7
TC 209 Item 416
Date of Sale: May 2, 2017

COMPLETE THIS SECTION	1. Article Addressed to:	1. Article Addressed to:
	<input type="checkbox"/> Complete items 1, 2, and 3. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	Steven K. Alexander Assignee for Healthcare Recovery Solutions 21515 Hawthorne Blvd #980 Torrance, CA 90503
	2. Article Number (Transfer from service label)	9590 9402 1202 5246 9545 76 7003 3110 0005 4936 2037
	3. Service Type	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Certified Mail® <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Insured Mail® (over \$500)
COMPLETE THIS SECTION	A. Signature	B. Received by
	X	
	D. Is delivery required? If YES, enter	

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 Treasurer-Tax Collector in making the determination.

- | | |
|--|---|
| <input type="checkbox"/> Copy of a trust/will | <input type="checkbox"/> Original Note/Payment Book |
| <input type="checkbox"/> Notarized Statement of different/misspelled | <input checked="" type="checkbox"/> Notarized Updated Statement of Monies Owed (as of date of tax sale) |
| <input type="checkbox"/> Original Notarized Authorization for Agent to Collect Excess Proceeds | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Notarized Assignment of Right to Collect Excess Proceeds | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Certified Death Certificates | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| <input type="checkbox"/> Copy of Marriage Certificate for | <input type="checkbox"/> Other: |

Please send in all original documents by **February 3, 2023** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano

Accounting Assistant II
Tax Sale Operations/Excess Proceeds
PH: (951) 955-3336/Fax: (951) 955-3990

RECEIVED

2023 JAN 12 AM 8:35

RIVERSIDE COUNTY
TREAS-TAX COLLECTION

SUPPLEMENTARY CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX
DEFAULTED PROPERTY

Re: TC 209 Item 416 Assessment Number: 639054002-7
Assessee: DAHMER, DAVID ALLEN
Situs: 10435 Palm Dr., Desert Hot Springs 92240
Date Sold: May 2, 2017

The undersigned, as claimant, hereby claims \$33,636.55 in excess proceeds from the above sale.

This claim is based on an Abstract of Judgment recorded with the Recorder's Office of the County of Riverside on January 21, 2013. A true and correct copy of this Abstract of Judgment, as recorded, is attached hereto.

The Abstract of Judgment was issued in connect with a legal action commonly known as Healthcare Recovery Solutions v. Dahmer, Riverside Superior Court Case No. INC 1206503. On April 8, 2015, Healthcare Recovery Solutions assigned its rights in the Judgment and Abstract to the undersigned. A true and correct copy of this Assignment of Judgment is also attached hereto.

The Judgment underlying the Abstract was entered on January 4, 2013, for \$23,479.32. From this date to the date of sale above, \$10,157.23 in interest has accrued on the Judgment per California Code of Civil Procedure, Section 685.010, making the total due \$33,636.55. This is the amount of Claimant's claim. No amount of this Judgment has been previously paid.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct. Executed this 5th day of January, 2023, at Torrance, California.



Steven K. Alexander

Don Kent, Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502-2205

Attention: Excess Proceeds

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California}

County of Los Angeles}

On January 5, 2023, before me, Mary Jane Marjan Brun, Notary Public, personally appeared Steven K. Alexander, 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.

Notary Public Signature

Mary Jane Brun



Notary Public Seal