

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



**ITEM: 19.25
(ID # 22011)**

MEETING DATE:
Tuesday, August 01, 2023

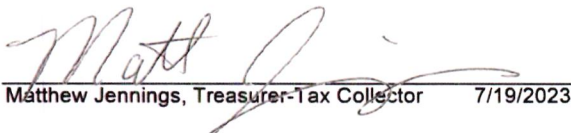
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215-2, Item 1872. Last assessed to: Rony Jabbour. District 1. [\$116,816-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Global Discoveries, Ltd., Assignee for Rony Jabbour, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 932060050;
2. Authorize and direct the Auditor-Controller to issue a warrant to Global Discoveries, Ltd., Assignee for Rony Jabbour in the amount of \$116,816.58, 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

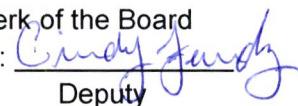

Matthew Jennings, Treasurer-Tax Collector 7/19/2023

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, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 1, 2023
xc: Treasurer

Kimberly A. 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	\$ 116,816	\$ 0	\$ 116,816	\$ 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:	23/24

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 July 21, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded September 11, 2020. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on September 23, 2020 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 Global Discoveries, Ltd., Assignee for Rony Jabbour based on an Assignment of Right to Collect Excess Proceeds notarized September 8, 2021, and a Quitclaim Deed recorded April 17, 2009 as Instrument No. 2009-0189430.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, Ltd., Assignee for Rony Jabbour be awarded excess proceeds in the amount \$116,816.58. 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 the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Global

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

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/21/2023

Kristine Bell-Valdez
Kristine Bell-Valdez, Supervising Deputy County Counsel 6/13/2023

CLAIM SUMMARY

Date: September 8, 2021
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 932060050
Last Assessee: JABBOUR RONY
Sale Date: 7/16/2020
TC: TC 215-2
Item Number: 1872
Deadline: 9/11/2021

TREASURER-TAX COLLECTOR
SEP 10 2021
RECEIVED

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Quitclaim Deed releasing interest to Rony Jabbour as Document Number: 2009-0189430, Recorded on 04/17/2009 in Riverside County, CA.
2. Supporting documentation showing Rony Jabbour previously reporting to the **3120 Ua Noe Place, Haiku, HI 96708** address which is one and the same address listed on the above referenced Quitclaim Deed.
3. Affidavit signed by Rony Jabbour declaring under penalty of perjury his identity.
 - a. **This Document is to Follow**
4. Assignment of Rights To Collect Excess Proceeds signed by Rony Jabbour
5. Claim form(s) signed by Global Discoveries, Ltd.
6. Passport ID for Assignor: Rony Jabbour

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$116,816.58 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number: 7020-3160-0000-7617-5256

AFFIDAVIT

I, Rony Jabbour, do hereby declare:


1. I am over the age of 18 and a resident of Wailuku, HI. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.

2. I am one and the same person who is listed on the Quit Claim Deed as Document# 2009-0189430, recorded on 04/17/2009 in Riverside County, CA.

3. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 932060050.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 08 OCT 2021 day of Beirut - Lebanon.

X _____
Rony Jabbour



JURAT

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 Republic of Lebanon)
 City of Beirut)
County of Embassy of the United) **SS.**
 States of America)

Subscribed and sworn to (or affirmed) before me on this

_____ day of 08 OCT 2021, 20____, by
Date Month Year
Rony Jabbour
Name of Signer

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature 
Signature of Notary Public

N. Aric Sottler
Vice Consul
U.S. Embassy Beirut

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 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 Global Discoveries Ltd. 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 932060050 Tax Sale Number TC 215-2, Item 1872 sold at public auction on 7/16/2020. I understand that the total of excess proceeds available for refund is \$ 116,816.58+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAUABLE 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 of Party of Interest/Assignor) [Signature] (Date) 31 AUG 2021 _____
 Tax ID/SS# _____ (Name Printed) Rony Jabbour
 _____ (Address) 432 S High Street
 _____ (City/State/Zip) Wailuku, HI, 96793
 _____ (Area Code/Telephone Number) 961 71271275

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 Embassy of the United States)
 County of States of America)
 On 31 AUG 2021 before me, Aric Sottler, personally appeared
 (Date) (here insert name and title of the officer) Vice Consul

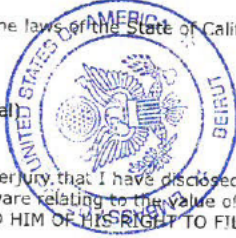
Rony Jabbour - Embassy Beirut, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 of Notary Public

(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.

(Signature of Assignee) Jed Byerly _____ (Name Printed) Jed Byerly, Managing Member
 Tax ID/SS# _____ (Address) Global Discoveries Ltd.
 _____ (City/State/Zip) P.O. Box 1748 Modesto, CA 95353-1748
 Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 Stanislaus)
 On 9/8/2021 before me, Candace Cox - Notary Public, personally appeared
 (Date) (here insert name and title of the officer) Jed Byerly

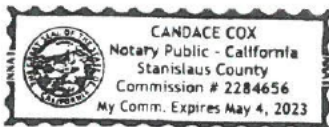
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the 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 of Notary Public

(seal)



117-174 (3/85) (Ret-Perm)

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

To: **Jon Christensen, Treasurer-Tax Collector**

Re: **Claim for Excess Proceeds**

TC TC 215-2 Item 1872 Parcel Identification Number: 932060050

Assessee: JABBOUR RONY

Situs: MURRIETA CA 92562 (VACANT)

Date Sold: 7/16/2020

Date Deed to Purchaser Recorded: 9/11/2020

Final Date to Submit Claim: 9/11/2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$116,816.58 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. 2009-0189430 and Others recorded on 4/17/2009. 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.

Please Refer to Claim Summary and Supporting Documents Enclosed

If the property is held in Joint Tenancy, the tax sale 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 8th day of September, 2021 at Stanislaus, CA
County, State

[Signature]
Signature of Claimant
Tax ID #

Signature of Claimant

Jed Byerly, Managing Member
Global Discoveries Ltd.

Print Name

Print Name

1120 13th St. Suite A
Street Address

Street Address

Modesto, CA 95354
City, State, Zip

City, State, Zip

(209) 593-3913
Phone Number

Phone Number

SCO 8-21 (1-99)

GD Number: 39557-237646

This document prepared by (and after recording return to):

Name: Kent Collins

Address: 22 Weber Ln.

City, State, Zip: Coto de Caza, CA. 92679

Phone: 949-689-1066

DOC # 2009-0189430

04/17/2009 08:00A Fee: 34.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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QUITCLAIM DEED

(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Adel G. Jabbour, hereinafter referred to as "Grantor", does hereby release, remise, and forever quitclaim unto Rony Jabbour, "Grantee", the following lands and property, together with all improvements located thereon, lying in the County Riverside, State of California, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: APN: 932-060-048, 932-060-049, 932-060-050 of the Recorder of Riverside County, California.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

D KnowX Account

WITNESS Grantor(s) hand(s) this the

20th day of

January, 2009

Grantor
Adel G. Jabbour

Signature of Releasor

Adel G. Jabbour
Print Name of Releasor

Signature of Witness
(if required by state laws)

Simon Deeb
Print Name of Witness
(if required by state laws)

Signature of Witness
(if required by state laws)

Wahib Bou Zeid
Print Name of Witness
(if required by state laws)

Republic of Lebanon)
STATE OF City of Beirut)
Embassy of the United) SS.
COUNTY OF States of America)

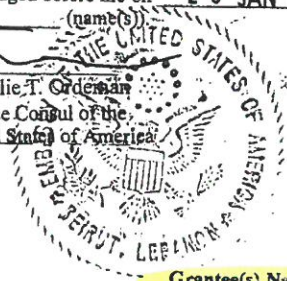
The instrument was acknowledged before me on 20 JAN 2009 (date), by Adel G. Jabbour (name(s))

Notary Public Leslie T. Ordeman

Vice Consul of the United States of America

My Commission Expires:

My commission does not expire



Embassy of Lebanon
Of the United State of America
Beirut, Lebanon

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:
Rony Jabbour
3120 Ua Nee Place
Haiku, HI.
96708

SEND TAX STATEMENTS TO GRANTEE