

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



ITEM: 19.28
(ID # 23252)

MEETING DATE:
Tuesday, February 27, 2024

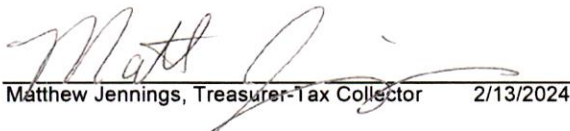
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1743. Last assessed to: Ruben Khryan, A Married Man as his sole and separate property. District 4. [\$10,607-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Ruben Khryan, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 656171036; and,
2. Authorize and direct the Auditor-Controller to issue a warrant to Ruben Khryan in the amount of \$10,607.40 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.

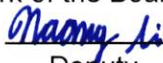
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 2/13/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez 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: February 27, 2024
xc: Tax Collector

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	\$ 10,607	\$ 0	\$ 10,607	\$ 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 May 5, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 15, 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 July 24, 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 Ruben Khryan based on a Grant Deed recorded December 27, 2005 as Instrument No. 2005-1062953.


Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Ruben Khryan be awarded excess proceeds in the amount of \$10,607.40. 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 Khryan



Cesar Bernal, PRINCIPAL MGMT ANALYST 2/16/2024 Aaron Gettis, Deputy County Counsel 10/27/2023

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

RECEIVED
2020 AUG 17 AM 9:49
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1743 Parcel Identification Number: 656171036

Assessee: KHRAYAN, RUBEN

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,607.40 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. _____; recorded on _____. 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.

Grand Deed Doc # 2005-1062953

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 8 day of AUGUST, 2020 at L A CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Ruben Khrayan
Print Name

Print Name

15405 VOSE ST
Street Address

Street Address

Van Nuys CA 91406
City, State, Zip

City, State, Zip

818 530 6666
Phone Number

Phone Number

www.Rubo530@yahoo.com
Email Address

Email Address

INVESTORS TITLE COMPANY

RECORDING REQUESTED BY:
Investors Title Company

AND WHEN RECORDED MAIL TO:

Mr. Ruben Khrayan
15405 Vose Street
Van Nuys, CA 91406

DOC # 2005-1062953
12/27/2005 08:00A Fee:13.00
Page 1 of 3 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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Title Order No.: 14089385

IRA:014

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$88.00

- 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 Desert Hot Springs

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

AM Financial Services, Inc., a California Corporation which erroneously acquired title as AM Global Financial Advisors, Inc., a California Corporation

hereby GRANT(s) to:

Ruben Khrayan, A Married Man as his sole and separate property

the real property in the City of Desert Hot Springs, County of Riverside, State of California, described as:
Lot 903 of Dos Palmas Tract Unit No. 10, as shown by map on file in Book 31, Pages 74 and 75 of Maps in the office of the County Recorder of Riverside County, California.
Also Known as: Vacant Land, Desert Hot Springs, CA 92240 APN: 656-171-036-5, Desert Hot Springs, CA 92240
AP#: 656-171-036-5

DATED November 7, 2005

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 11/10/05
Before me, Lusine Minasyan
A Notary Public in and for said State, personally appeared Armen Mnatsakanian

AM Financial Services, Inc. a California Corporation

By: [Signature]
Armen Mnatsakanian, President

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 Lusine Minasyan

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE: