

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



ITEM: 19.21  
(ID # 24161)

MEETING DATE:  
Tuesday, July 30, 2024

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 217, Item 4436. Last assessed to: Ani J. Jragatsbanyan, an unmarried woman. District 2. [\$10,907-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Ani Jragatsbanyan AKA Ani J. Jragatsbanyan, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378162010; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Ani Jragatsbanyan AKA Ani J. Jragatsbanyan in the amount of \$10,906.58, 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

  
Melissa Johnson, Assistant Tax Collector 7/17/2024

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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: July 30, 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**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 10,907	\$ 0	\$ 10,907	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	24/25

**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 18, 2021 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 28, 2021. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 4, 2021 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 Ani Jragatsbanyan AKA Ani J. Jragatsbanyan based on a Quitclaim Deed recorded January 7, 2008 as Instrument No. 2008-0007482.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Ani Jragatsbanyan AKA Ani J. Jragatsbanyan be awarded excess proceeds in the amount of \$10,906.58. 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 Jragatsbanyan**

*Cesar Bernal*  
Cesar Bernal, PRINCIPAL MGMT ANALYST

7/19/2024

*Aaron Gettis*  
Aaron Gettis, Chief of Deputy County Counsel

4/2/2024

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2022 APR 29 PM 1:06

TC 217 ITEM 4436 Parcel Identification Number: 378162010

Assessee: JRAGATSBANYAN, ANI J

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,906.58 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. 2008-0007482; recorded on 12/26/2007. 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 see attached Deed showing I Ani Jragatsbanyan am the property owner. Property was transferred to me by my father in 2007.

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 26th day of April, 2022 at Los Angeles, CA  
County, State

Ani Jragatsbanyan  
Signature of Claimant

Signature of Claimant

Ani Jragatsbanyan  
Print Name

Print Name

1356 Irving Ave  
Street Address

Street Address

Glendale, CA 91201  
City, State, Zip

City, State, Zip

(818) 731-8718  
Phone Number

Phone Number

DOC # 2008-0007482

01/07/2008 08:00A Fee: 10.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY  
Ani J. Jragatsbanyan



WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

NAME Ani Jragatsbanyan

ADDRESS 1356 Irving Ave.

CITY Glendale  
STATE & ZIP CA 91201

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						4
M	A	L	465	426	COR	NCOR	SMF	NCHG	EXAM
					T:	CTY	UNI	026	

TITLE ORDER NO.

ESCROW OR LOAN NO.

APN NO. 378-162-010

**QUITCLAIM DEED**

14

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ 0 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 \_\_\_\_\_, and



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Mkrtich Gabikyan, a married man as his sole and separate property.

Hereby remise, release and forever quitclaim to

Ani J. Jragatsbanyan, an unmarried woman.

The following described real property in the County of Riverside, State of California, described as:  
Legal description to be attached as exhibit "A" and made hereof.

Dated December 26, 2007

Mkrtich Gabikyan  
Mkrtich Gabikyan

STATE OF CALIFORNIA,  
COUNTY OF LOS ANGELES ) S.S.

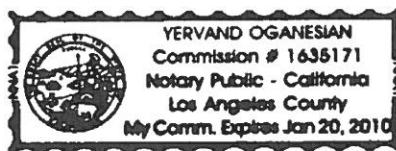
On THIS 26TH DAY OF DECEMBER, 2007, before me, YERVAND OGANESIAN, NOTARY PUBLIC, (here  
insert name and title of the officer), personally appeared MKRTICH GABIKYAN

~~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~~ executed the same in his/~~her~~ authorized capacity(ies), and that by his/~~her~~ 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 [Handwritten Signature]

QUITCLM.DOC



**EXHIBIT "A"**

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 73 of Country Club Heights Unit D, in the City of Lake Elsinore, County of Riverside, State of California, as shown by Maps on file in Book 17, Page 81 of Maps, records of Riverside County.

