

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



**ITEM:** 19.25  
(ID # 24165)

**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 4610. Last assessed to: Sima Tohidi Haghani, a Married Woman as her sole and separate property. District 5. [\$2,831-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Sima T. Haghani AKA Sima Tohidi Haghani, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 525111021; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Sima T. Haghani AKA Sima Tohidi Haghani in the amount of \$2,830.55, 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>	\$ 2,831	\$ 0	2,831	\$ 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 Sima T. Haghani AKA Sima Tohidi Haghani based on a Quitclaim Deed recorded June 9, 2016 as Instrument No. 2016-0236359.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Sima T. Haghani AKA Sima Tohidi Haghani be awarded excess proceeds in the amount of \$2,830.55. 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 Haghani**

*Cesar Bernal*  
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/19/2024

*Aaron Gettis*  
Aaron Gettis, Chief of Deputy County Counsel 3/1/2024

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

RECEIVED  
2021 AUG 26 PM 12:44  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4610 Parcel Identification Number: 525111021

Assessee: HAGHANI, SIMA TOHIDI

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 \$2,830.65 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. 0236359; recorded on 06/09/2016. 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 24<sup>th</sup> day of August, 2021 at Orange, CA  
County, State

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

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

Sima T. Haghani  
\_\_\_\_\_  
Print Name

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

26335 Sorrell PL.  
\_\_\_\_\_  
Street Address

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

Laguna Hills, CA, 92653  
\_\_\_\_\_  
City, State, Zip

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

(949) 466-9001  
\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Phone Number

Simahaghani@yahoo.com  
\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

2016-0236359

06/09/2018 12:57 PM Fee: \$ 112.00

Page 1 of 30

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

SIMA HOGHANI  
26335 JORYELL R.  
LAGUNA HILLS, CA  
92653

149					R	A	Exam: 218		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
30	1					1	1		
SIZE	NCOR	SMF	NCHG	T:					DTT

Space above this line for recorder's use only

148.50

QUIT CLAIM DEED

Title of Document

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY  
SIMA HAGHANI  
WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO  
Sima Haghani  
26335 SORRELL PL  
LAGUNA HILLS, CA 92653

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0.00 County, CITY TAX is \$ 0.00

- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Unincorporated area  City of \_\_\_\_\_, and

Signature of Declarant or Agent determining tax - Firm Name

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

**HOUSHIAR HAGHANI and SIMA TOHIDI HAGHANI, also known as, SIMA TOHIDI, Husband and Wife as Joint Tenants.**

hereby remise, release and forever quitclaim to:

**SIMA TOHIDI HAGHANI a Married Woman as her sole and separate property.**

the following described real property in the city of Cabazon, County of Riverside, State of California: As shown in Exhibit "A" thru "AA attached hereto and made a part hereof

Exhibit	A.P.N.	Exhibit	A.P.N.	Exhibit	A.P.N.
A	525033018-5	J	525053027-5	S	525121017-6
B	525033026-2	K	525053028-6	T	525121018-7
C	525041011-3	L	525071007-3	U	525132002-6
D	525041014-6	M	525111020-7	V	525132003-7
E	525041015-7	N	525111021-8	W	525132007-1
F	525043029-6	O	525112006-8	X	525132011-4
G	525051016-9	P	525112026-6	Y	528134019-9
H	525052014-0	Q	525121004-4	Z	528173010-1
I	525053008-8	R	525121005-5	AA	528173011-2

Dated: June 9, 2016

State of California )

County of Riverside ) ss.

On June 9, 2016 before me, \_\_\_\_\_ (notary public) personally appeared Houshiar Haghani and Sima Haghani, 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 \_\_\_\_\_ (Seal)

*[Signature]*  
Houshiar Haghani

*[Signature]*  
Sima Haghani SIMA TOHIDI HAGHANI

Notary Stamp or Seal

*See attached California Acknowledgement*

### 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 ORANGE

On JUNE 9th, 2016 before me, JOHN BALLESTEROS, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared HOUSHIAR HAGHANI and SIMA TOHIDI HAGHANI  
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 *John Ballesteros* (Seal)

**EXHIBIT A**

**Parcel No. 525-033-018-5 Legal Description:**  
**That real property situated in the County of Riverside, State of California described as follows: LOT 228 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS. (UNINCORPORATED)**



2002-246467  
02/10/2002 08:08A  
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**EXHIBIT B**

**Parcel No. 525-033-026-2 Legal Description:**  
**That real property situated in the County of Riverside, State of California described as follows: LOT 236 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS. (UNINCORPORATED)**



2002-010467  
05/18/2002 00:00R  
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**EXHIBIT C**

**Parcel No. 525-041-011-3 Legal Description:**

**That real property situated in the County of Riverside, State of California, described as follows: LOT 257 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS. (UNINCORPORATED)**



2002-248467  
05/19/2002 08:08A  
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**EXHIBIT D**

**Parcel No. S25-041-014-6 Legal Description:**  
**That real property situated in the County of Riverside, State of California, described as follows: LOT 260 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS. (UNINCORPORATED)**



2002-249467  
05/10/2008 08:08M  
10 of 42

**EXHIBIT E**

**Parcel No. 525-041-015-7 Legal Description:  
That real property situated in the County of Riverside, State of California, described as  
follows: LOT 261 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN  
BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS.  
(UNINCORPORATED)**



2002-240407  
05/10/2002 08:08N  
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**EXHIBIT F**

**Parcel No. 525-043-029-6 Legal Description:  
That real property situated in the County of Riverside, State of California described as  
follows: LOT 347 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN  
BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS.  
(UNINCORPORATED)**



2002-240407  
05/19/2002 08:08R  
14 of 42

**EXHIBIT G**

**Parcel No. 525-051-016-9 Legal Description:  
That real property situated in the County of Riverside, State of California, described as  
follows: LOT 136 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN  
BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS.  
(UNINCORPORATED)**



2002-248487  
05/18/2002 08:00A  
19 of 42

**EXHIBIT H**

**Parcel No. 525-052-014-0 Legal Description:**  
That real property situated in the County of Riverside, State of California, described as follows: **LOT 602 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS. (UNINCORPORATED)**



2862-248487  
05/16/2016 08:08A  
29 of 42

**EXHIBIT I**

**Parcel No. 525-053-008-8 Legal Description:**  
That real property situated in the County of Riverside, State of California, described as follows: LOT 632 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS.  
(UNINCORPORATED)



2002-248457  
05/16/2002 00:00R  
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**EXHIBIT J**

**Parcel No. 525-053-027-5 Legal Description:  
That real property situated in the County of Riverside, State of California, described as  
follows: LOT 651 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN  
BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS.  
(UNINCORPORATED)**



2002-240487  
05/19/2002 08:00AM  
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**EXHIBIT K**

**Parcel No. 525-053-028-6 Legal Description:  
That real property situated in the County of Riverside, State of California, described as  
follows: LOT 652 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN  
BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RIVERSIDE.  
(UNINCORPORATED)**



2802-249487  
RS/18/2082 08:00A  
23 of 42

**EXHIBIT L**

**Parcel No. 525-071-007-3 Legal Description:**  
That real property situated in the County of Riverside, State of California, described as follows: **LOT 7 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS. (UNINCORPORATED)**



2002-249497  
05/18/2002 09:00A  
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**EXHIBIT M**

**Parcel No. 525-111-020-7 Legal Description:  
That real property situated in the County of Riverside, State of California, described as  
follows: LOT 788 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN  
BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS.  
(UNINCORPORATED)**



2002-240467  
05/19/2002 00:00A  
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**EXHIBIT N**

Parcel No. ~~52511021-8~~ Legal Description:  
That real property situated in the County of Riverside, State of California, described as follows: LOT 789 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS.  
(UNINCORPORATED)



2002-240487  
05/18/2002 09:00A  
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**EXHIBIT 0**

**Parcel No. 525-112-006-8 Legal Description:**

**That real property situated in the County of Riverside, State of California, described as follows: LOT 810 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS. (UNINCORPORATED)**



2032-246467  
63/16/2022 09:08R  
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**EXHIBIT P**

**Parcel No. 525-112-026-6 Legal Description:**

**That real property situated in the County of Riverside, State of California, described as follows: LOT 830 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 68 OF MAPS, RIVERSIDE COUNTY RECORDS. (UNINCORPORATED)**



2082-248487  
05/18/2082 08:00A  
28 of 42

**EXHIBIT Q**

**Parcel No. 525-121-004-4 Legal Description:**  
**That real property situated in the County of Riverside, State of California, described as follows: LOT 880 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGES 68 AND 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)**



2002-240407  
05/18/2002 08:00A  
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**EXHIBIT R**

**Parcel No. 525-121-005-5 Legal Description:**  
That real property situated in the County of Riverside, State of California, described as follows: LOT 881 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGES 68 AND 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)



2082-249487  
03/16/2022 08:08  
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**EXHIBIT S**

**Parcel No. 525-121-017-6 Legal Description:**  
**That real property situated in the County of Riverside, State of California, described as follows: LOT 893 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGES 68 AND 69 OF MPAS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)**



2002-243487  
05/18/2002 08:08A  
31 of 42

**EXHIBIT T**

**Parcel No. 525-121-018-7 Legal Description:  
That real property situated in the County of Riverside, State of California, described as  
follows: LOT 894 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN  
BOOK 34, PAGES 68 AND 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY.  
(UNINCORPORATED)**



2002-240407  
05/18/2002 09:00A  
38 of 42

**EXHIBIT U**

**Parcel No. 525-132-002-6 Legal Description:**

**That real property situated in the County of Riverside, State of California, described as follows: LOT 82 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGES 68 AND 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)**



2882-249487  
05/18/2012 08:00A  
33 of 42

**EXHIBIT V**

**Parcel No. 525-132-003-7 Legal Description:**

**That real property situated in the County of Riverside, State of California, described as follows: LOT 83 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGES 68 AND 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)**



2002-240487  
05/18/2002 08:08am  
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**EXHIBIT W**

**Parcel No. 525-132-007-1 Legal Description:**

**That real property situated in the County of Riverside, State of California, described as follows: LOT 87 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGES 68 AND 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)**



2002-240467  
05/18/2002 08:08A  
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**EXHIBIT X**

**Parcel No. 525-132-011-4 Legal Description:**  
**That real property situated in the County of Riverside, State of California, described as follows: LOT 91 OF CABAZON SPRINGS, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGES 68 AND 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)**



2002-240407  
05/10/2002 09:00am  
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EXHIBIT X

**Parcel No. 528-134-019-9 Legal Description:**  
That real property situated in the County of Riverside, State of California, described as follows: **LOT 711 OF CABAZON ESTATES NUMBER 2, AS SHOWN BY MAP ON FILE IN BOOK 41, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)**



2022-04067  
05/18/2022 08:00A  
38 of 42

**EXHIBIT Z**

**Parcel No. 528-173-010-1 Legal Description:**

**That real property situated in the County of Riverside, State of California, described as follows: LOT 950 OF CABAZON ESTATES NUMBER 2, AS SHOWN BY MAP ON FILE IN BOOK 41, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)**



2002-240487  
05/18/2002 08:00R  
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**EXHIBIT AA**

**Parcel No. 528-173-011-2 Legal Description:**

**That real property situated in the County of Riverside, State of California, described as follows: LOT 951 OF CABAZON ESTATES NUMBER 2, AS SHOWN BY MAP ON FILE IN BOOK 41, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY. (UNINCORPORATED)**



2002-248467  
05/16/2002 08:00A  
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