

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



**ITEM: 19.8
(ID # 24172)**

MEETING DATE:
Tuesday, September 17, 2024

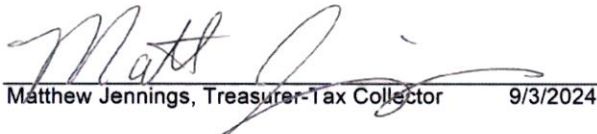
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 217, Item 4721. Last assessed to: Ramin Abadian, a married man as his sole and separate property. District 4. [\$37,136-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Ramin Abadian, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 635323008; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Ramin Abadian in the amount of \$37,136.30, 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.

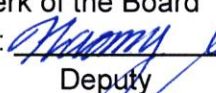
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 9/3/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Gutierrez
Nays: None
Absent: Spiegel
Date: September 17, 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	\$ 37,136	\$ 0	\$ 37,136	\$ 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:	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 Ramin Abadian based on a Grant Deed recorded September 21, 2006 as Instrument No. 2006-0698607.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Ramin Abadian be awarded excess proceeds in the amount of \$37,136.30. 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 Abadian

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST

9/4/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

3/13/2024

4819380.3.2

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4721 Parcel Identification Number: 635323008

Assessee: ABADIAN, RAMIN

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 \$ 37136.30 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [x] 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. 006883854; recorded on 06.05.2007. 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.

Four horizontal lines for listing documentation.

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 30 day of AUGUST, 2021 at LOS ANGELES CALIFORNIA County, State

Signature of Claimant

RAMIN ABADIAN Print Name

16670 CHARMEL CN Street Address

Pacific Palisades 90272 CA City, State, Zip

310 795 2711 Phone Number

max6and@me.com Email Address

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

Email Address

RECEIVED 2021 SEP 17 AM 8:11 RIVERSIDE COUNTY TREAS-TAX COLLECTOR

South Title Corporation

66622944
RECORDING REQUESTED BY:
Re/Max Real Estate Consultants/Escrow Division

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
RAMIN ABADIAN
47075 South Cliff Road
Palm Desert, CA, 92260

Order No. 66622944
Escrow No. 06-05575-CB
Parcel No. 635-323-008-6
TRA: 061-069

DOC # 2006-0698607
09/21/2006 08:00A Fee:10.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$198.00 and CITY \$ ~~0~~
X computed on full value of property conveyed, or
_____ computed on full value less liens or encumbrances remaining at the time of sale.
_____ unincorporated area: OR _____ City of Mountain Center and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Thomas J. Gardner and Alexandra M. Gardner Trustees of the Thomas J. Gardner and Alexandra M. Gardner Revocable Living Trust Dated 10/08/02

hereby GRANTS to RAMIN ABADIAN, a married man as his sole and separate property
the following described real property in the County of Riverside, State of California:

Lot 34 of Tract 2409 as shown by map on file in book 46, page 37 of maps, recorder of Riverside County, California
Commonly known as: Vacant Land (APN #635-323-008-6), Mountain Center, CA 92561

Date August 24, 2006

Thomas J. Gardner and Alexandra M. Gardner
Trustees of the Thomas J. Gardner and Alexandra M.
Gardner Revocable Living Trust Dated 10/08/02

Thomas J. Gardner TRUSTEE
By: Thomas J. Gardner, Trustee

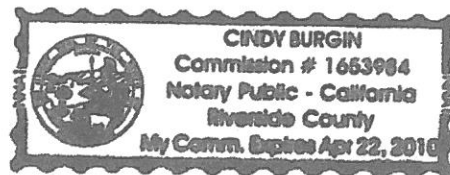
Alexandra M. Gardner TRUSTEE
By: Alexandra M. Gardner, Trustee

STATE OF CALIFORNIA }
COUNTY OF Riverside } S.S.

On Sept. 6, 2006 before me, CINDY BURGIN, a Notary Public in and for
said County and State, personally appeared **THOMAS J. GARDNER AND ALEXANDRA M. GARDNER** 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 Cindy Burgin



66622944