

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



**ITEM: 19.3  
(ID # 24287)**

**MEETING DATE:**  
Tuesday, October 29, 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 4728. Last assessed to: Nahid Alvandi-Negad, a married woman, and Reza Parsaeian, a single man. District 4. [\$15,721-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Reza Parsaeian AKA Mohammad Reza Parsaeian, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 638292012;
2. Deny the claim from Nahid Alvandi for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 638292012;
3. Authorize and direct the Auditor-Controller to issue a warrant to Reza Parsaeian AKA Mohammad Reza Parsaeian in the amount of \$15,720.69, 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; and
4. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$15,720.69 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:Policy**

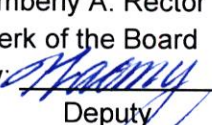
  
Matthew Jennings, Treasurer-Tax Collector 9/3/2024

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**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, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: October 29, 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>	\$ 15,721	\$ 0	\$ 15,721	\$ 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.

Revenue and Taxation Code Section 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code Section 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest reports to notify all parties of interest attached to the parcel.
2. Researched all last assessee's through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times, and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code Section 4676 (b).

According to Revenue and Taxation Code Section 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the

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

expiration of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on July 28, 2021.

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claim from Reza Parsaeian AKA Mohammad Reza Parsaeian based on a Grant Deed recorded November 4, 1992 as Instrument No. 1992-420830.
2. Claim from Nahid Alvandi based on a Grant Deed recorded November 4, 1992 as Instrument No. 1992-420830.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Reza Parsaeian AKA Mohammad Reza Parsaeian be awarded excess proceeds in the amount of \$15,720.69. The claim from Nahid Alvandi be denied since claimant failed to provide the required documentation to substantiate their claim, despite requesting additional time to submit these documents after the item was scheduled and subsequently pulled from the September 17, 2024 Board Meeting (Agenda Item 19.27). Since there are no other claimants, the unclaimed excess proceeds in the amount of \$15,720.69 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Residents and Businesses**

Excess proceeds will be released to one of the last assesseses of the property and transferred to the County General Fund.

**ATTACHMENTS (if any, in this order):**

**ATTACHMENT A. Claim Parsaeian**

**ATTACHMENT B. Claim Alvandi**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 9/4/2024

  
Evangelina Gregorio EO, Principal Mgmt Analyst 9/26/2024

  
Aaron Gettis, Chief of Deputy County Counsel 4/26/2024



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 4728 Parcel Identification Number: 638292012

Assessee: ALVANDI NEGAD, NAHID & PARSAEIAN, REZA

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED  
2022 MAR -8 PM 2:27  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$20107.21 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 2021-0450679; recorded on MAY 18, 2021. 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.

- \$8773.04 Taxes I paid Plus \$1700.00 interest charge and maintenance
- \$11334.17 Half of the remaining Fro excess Proceeds.
- \$20107.21 My claim I'm claiming

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 4 day of March, 20   at Maricopa, Arizona.  
County, State

M. Reza Parsaeian  
Signature of Claimant

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

MOHAMMA REZA PARSAEIAN  
Print Name

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

6915 W. BLACKHAWK DR.  
Street Address

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

GLENDAL, ARIZONA 85308  
City, State, Zip

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

602-568-3390  
Phone Number

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

Parsaeianreza@yahoo.com.  
Email Address

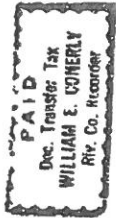
\_\_\_\_\_  
Email Address

Order No.  
Escrow No. 0671  
Loan No.

COMMONWEALTH LAND TITLE CO.

WHEN RECORDED MAIL TO:  
NAHIB ALVANDI-NEGAD  
66900 IRONWOOD DRIVE, #304  
DESERT HOT SPRINGS, CA 92240

ADD VELMA LYNN



RECEIVED FOR RECORD AT 8:00 O'CLOCK

NOV - 4 1992

Recorded in Official Records of Riverside County, California  
W. L. Glover, Recorder  
Fees

5732

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
66900 IRONWOOD DRIVE, #304  
DESERT HOT SPRINGS, CA 92240

DOCUMENTARY TRANSFER TAX \$ 12.10  
 Computed on the consideration or value of property conveyed; OR  
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.  
Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

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

VELMA L. RENFROE, an unmarried woman, who acquired title as a married woman

hereby GRANT(S) to

NAHIB ALVANDI-NEGAD, a married woman and REZA PARSAEIAN, a single man

the real property in the City of Desert Hot Springs  
County of Riverside State of California, described as

Lot 683 of DESERT HOT SPRINGS ANNEX #5, as per map recorded in Book 32, Pages 92 and 93 of  
Mas, in the Office of the County Recorder of said County.

1795434

RECORDED

NOV 4 1992

Dated OCTOBER 12, 1992

Velma L. Renfroe  
VELMA L. RENFROE

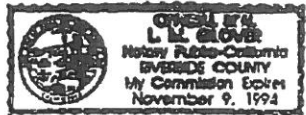
STATE OF CALIFORNIA  
COUNTY OF Riverside

On 10/20/92

before me, the undersigned, a Notary Public in and for said State, personally appeared VELMA L. RENFROE

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.

WITNESS my hand and official seal.  
Signature W. L. Glover



(This area for official notarial seal)

Form 3105

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

RECEIVED  
2022 JUL 27 AM 10:04  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4728 Parcel Identification Number: 638292012

Assessee: ALVANDI NEGAD, NAHID & PARSAEIAN, REZA

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 \$ 32,000.00 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. 402723902; recorded on 07/28/2021. 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 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 23 day of Jully, 2023 at 12:45 Pm  
County, State

Alvandi  
Signature of Claimant

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

NAHID ALVANDI  
Print Name

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

1534 Crested Bird  
Street Address

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

Irvine, CA 92620  
City, State, Zip

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

949)239-2019  
Phone Number

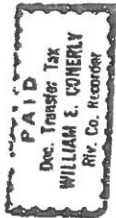
\_\_\_\_\_  
Phone Number

ADD VELMA LYNN

Order No.  
Escrow No. 0671  
Loan No.

COMMONWEALTH LAND TITLE CO.

WHEN RECORDED MAIL TO:  
NAHIB ALVANDI-NEGAD  
66900 IRONWOOD DRIVE, #304  
DESERT HOT SPRINGS, CA 92240



RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

NOV - 4 1992

Notaried in Official Notarary of Notary Public, California  
Mike [Signature] Recorder  
Fees \$ [Signature]

6700

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
66900 IRONWOOD DRIVE, #304  
DESERT HOT SPRINGS, CA 92240

DOCUMENTARY TRANSFER TAX \$ 12.10

X Computed on the consideration or value of property conveyed; OR  
Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

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

VELMA L. RENFROE, an unmarried woman, who acquired title as a married woman

hereby GRANT(S) to

NAHID ALVANDI-NEGAD, a married woman and REZA PARSAEIAN, a single man

the real property in the City of Desert Hot Springs  
County of Riverside State of California, described as

Lot 683 of DESERT HOT SPRINGS ANNEX #5, as per map recorded in Book 32, Pages 92 and 93 of  
Mas, in the Office of the County Recorder of said County.

RECORDED

NOV 4 1992

1795474

Dated OCTOBER 12, 1992

Velma L. Renfroe  
VELMA L. RENFROE

STATE OF CALIFORNIA  
COUNTY OF Riverside

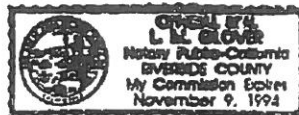
On 10/20/92

before me, the undersigned, a Notary Public in and for said State, personally appeared VELMA L. RENFROE

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.

WITNESS my hand and official seal.

Signature [Signature]



(This area for official notarial seal)

Form 2105



**Giovane Pizano**  
*Assistant Treasurer*  
 February 14, 2024



**Melissa Johnson**  
*Assistant Tax Collector*

Nahid Alvandi  
 1534 Crested Bird  
 Irvine, CA 92620

Re: PIN: 638292012  
 TC 217 Item 4728  
 Date of Sale: May 18, 2021

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.**

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificates
- Copy of Marriage Certificate for
- Original Note/Payment Book
- Updated Statement of Monies Owed (up to date of tax sale)

- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other: **Notarized Statement of One and the Same (stating that you, Nahid Alvandi, is One and the Same as Nahid Alvandi-Negad named in Grant Deed Doc # 1992-420830) – also please list all name variations known by**

Please send in all **original** documents by **March 14, 2024** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205.** If you should have any questions, please contact me at the number listed below

Sincerely,

*Megan Montellano*

Accounting Technician I  
 Tax Sale Operations/Excess Proceeds  
 PH: (951) 955-3336/Fax: (951) 955-3991

4080 Lemon Street  
 WWW.CountyTreasurer.org

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <b>X</b></p> <p>B. Received by (<i>Printed Name</i>)</p> <hr/> <p>D. Is delivery address different? If YES, enter delivery address</p>
<p>1. Article Addressed to:</p> <p>Nahid Alvandi                  1534 Crested Bird                  Irvine, CA 92620</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Insured Mail</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</li> </ul>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7003 3110 0005 4935 9099</p>	





Giovane Pizano  
Assistant Treasurer



Melissa Johnson  
Assistant Tax Collector

March 21, 2024

# Final Notice

Nahid Alvandi  
1534 Crested Bird  
Irvine, CA 92620

NO RESPONSE  
4/11/2024

Re: PIN: 638292012  
TC 217 Item 4728  
Date of Sale: May 18, 2021

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.**

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificates
- Copy of Marriage Certificate for
- Original Note/Payment Book
- Updated Statement of Monies Owed (up to date of tax sale)

- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other: **Notarized Statement of One and the Same (stating that you, Nahid Alvandi, is One and the Same as Nahid Alvandi-Negad named in Grant Deed Doc # 1992-420830) – also please list all name variations known by**

Please send in all **original** documents by **April 5, 2024** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205.** If you should have any questions, please contact me at the number listed below.

Sincerely,

Accounting Technician I  
Tax Sale Operations/Excess Proc  
Tel 951 955-3336/Fax 951 955-3

4080 Lemc  
WWW.CountyTrea

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <b>X</b></p> <p>B. Received by (Printed Name)</p> <p>D. Is delivery address different from item? If YES, enter delivery address below</p>
<p>1. Article Addressed to:</p> <p>Nahid Alvandi 1534 Crested Bird Irvine, CA 92620</p> <p>9590 9402 7411 2055 4049 86</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Insured Mail</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</li> </ul>
<p>2. Article Number (Transfer from service label)</p> <p>7003 3110 0005 4935 8900</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	

MATTHEW JENNINGS  
County of Riverside Treasurer - Tax Collector

Giovane Pizano  
Assistant Treasurer



Melissa Johnson  
Assistant Tax Collector

August 15, 2024

# Final Notice

Nahid Alvandi  
1534 Crested Bird  
Irvine, CA 92620

Re: PIN: 638292012  
TC 217 Item 4728  
Date of Sale: May 18, 2021

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.**

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
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- Certified Death Certificates
- Copy of Marriage Certificate for
- Original Note/Payment Book

- Updated Statement of Monies Owed (up to date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other: Notarized Statement of One and the Same (stating that you, Nahid Alvandi, is One and the Same as Nahid Alvandi-Negad named in Grant Deed Doc # 1992-420830)**

Please send in all **original** documents by **August 28, 2024** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205.** If you should have any questions, please contact me at the number listed below.

Sincerely,

*Maricela Ambroz*

Assistant Supervising Accounting Technician II  
Tax Sale Operations/Excess Proceeds  
Tel 951 955-3336/Fax 951 955-3990

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NAHID ALVANDI  
1534 CRESTED BIRD  
IRVINE, CA 92620



9590 9402 7411 2055 4025 62

2. Article Number (Transfer from service label)

7003 2260 0004 1554 2706

**COMPLETE THIS SECTION**

A. Signature

X

B. Received by (Full Name)

D. Is delivery address correct? If YES, enter date

- 3. Service Type
- Adult Signature
- Adult Signature Restricted
- Certified Mail®
- Certified Mail Restricted
- Collect on Delivery
- Collect on Delivery Restricted
- Insured Mail
- Insured Mail Restricted (over \$500)