

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



**ITEM: 21.8
(ID # 27330)**

MEETING DATE:
Tuesday, April 15, 2025

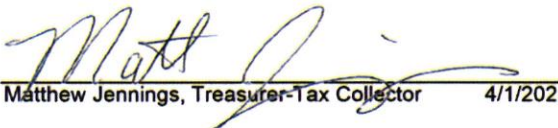
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 62. Last assessed to: Jihan M. Awad, a married woman as his sole and separate property. District 3. [\$23,402-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Jihan Awad AKA Jihan M. Awad, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 350233014; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Jihan Awad AKA Jihan M. Awad in the amount of \$23,401.65 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 4/1/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: April 15, 2025
xc: Treasurer

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	\$ 23,402	\$ 0	\$ 23,402	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	NO
			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 02, 2023 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2023. 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 13, 2023 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 Jihan Awad AKA Jihan M. Awad based on a Grant Deed recorded December 26, 2008 as Instrument No. 2008-0673162.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Jihan Awad AKA Jihan M. Awad, last assessee, be awarded excess proceeds in the amount of \$23,401.65. 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 Awad

Cesar Bernal
 Cesar Bernal, PRINCIPAL MGMT ANALYST 4/3/2025

Aaron Gettis
 Aaron Gettis, Chief of Deputy County Counsel 3/11/2025

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2023 OCT 17 PM 1:10

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
EXCESS-TAX COLLECTOR

TC 219 ITEM 62 Parcel Identification Number: 350233014

Assessee: AWAD, JIHAN M

Situs:

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$23,401.65 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. 2008-0673162; recorded on 12/26/2008. 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.

I was the property owner with title of record prior of the recordation of the tax deed to the purchaser. Attached is a certified Grand Deed to support my claim.

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 13 day of October, 2023 at Los Angeles, CA
County, State

Jihan Awad
Signature of Claimant

Signature of Claimant

Jihan Awad
Print Name

Print Name

8722 Albia st.
Street Address

Street Address

Downey, CA 90242
City, State, Zip

City, State, Zip

(562) 417-1046
Phone Number

Phone Number

awadjihan@yahoo.com
Email Address

Email Address

City of Menifee

DOC # 2008-0673162

12/26/2008 08:00A Fee:9.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY
JIHAN M. AWAD

WHEN RECORDED MAIL TO

JIHAN M. AWAD
11431 STUDEBAKER RD.
NORWALK, CA 90650



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GRAND DEED

The undersigned Grantor(s) declare that the **DOCUMENTARY TRANSFER TAX IS \$12.65** and is computed on the full value of property conveyed, Unincorporated Area

13
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033

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

Fawzy T. Mekhail, a married man as his sole and separate property

Hereby GRANT(s) to

Jihan M. Awad, a married woman as his sole and separate property

the real property in the Unincorporated area, County of **Riverside** State of **California** described as:

ASSESSOR'S PARCEL NO. 350-233-014

Described as follows: Lot 14, BLOCK: F, TRACT 1, OF LAKE ELSINORE LODGE, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, IN BOOK 12 OF MAPS, AT PAGE 27 THEROF.

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

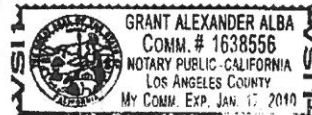
On DECEMBER 22, 2008 before me GRANT ALEXANDER ALBA, Notary Public

personally appeared MORAD HELMY LABEED 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. Morad Labeed Power of Attorney for: Fawzy T. Mekhail

I certify under PENALTY OF PERJURY under the laws of the State of California that foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Grant alba



MAIL TAX STATEMENT TO ADDRESS AS SHOWN ABOVE