

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



ITEM: 21.3
(ID # 27687)

MEETING DATE:
Tuesday, June 09, 2026

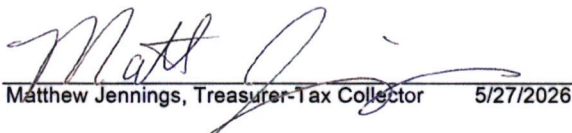
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 259. Last assessed to: Happy Wanderer Community Association, District 4. [\$41,220-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Wayne S. Guralnick, Agent for Happy Wanderer Community Association, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 696400009; and,
2. Authorize and direct the Auditor-Controller to issue a warrant to Wayne S. Guralnick, Agent for Happy Wanderer Community Association in the amount of \$41,219.67, 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.

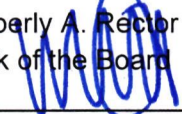
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 5/27/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez 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: June 9, 2026
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	\$ 41,220	\$ 0	\$ 41,220	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	25/26

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 Wayne S. Guralnick, Agent for Happy Wanderer Community Association, last assessee, based on an Authorization for Agent to Collect Excess Proceeds notarized on October 20, 2025, and a Certificate of Foreclosure Sale Subject to Redemption recorded April 19, 2023 as Instrument No. 2023-0111218.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Wayne S. Guralnick, Agent for Happy Wanderer Community Association be awarded excess proceeds in the amount of \$41,219.67. 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 Happy


Cesar Bernal, PRINCIPAL MGMT ANALYST 6/1/2026


Aaron Gettis, Chief Deputy County Counsel 4/8/2026

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 219 ITEM 259 Parcel Identification Number: 696400009

Assessee: FARLEY, DONALD F

Situs: 84250 INDIO SPRINGS PKWY INDIO 92203

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

2023 JUL 20 AM 11: 27

RECEIVED

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$29,072.35 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. 2022-0378310; recorded on 8-31-22. 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.

Lien

Notice of Default

Notice of Trustee Sale

Certificate of Foreclosure Sale

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 17th day of July, 2023 at Riverside County, California
County, State

Signature of Claimant

Signature of Claimant

Wayne Guralnick
Print Name

Print Name

40001 Cook St. #3
Street Address

Street Address

Palm Desert Ca 92211
City, State, Zip

City, State, Zip

760-340-1515
Phone Number

Phone Number

wayne@wgc.com
Email Address

Email Address

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Wayne S. Guralnick my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number TC 219 Item 259 sold at public auction on 5-2-23. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience. I have been informed that I can file a claim for the excess proceeds directly with the county at no cost.

I also understand that the total of excess proceeds available for refund is \$ 29,072.35 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Monica Alvarado
(Signature of Party of Interest)

Monica Alvarado
(Name Printed)

82450 Indio Springs Dr.
(Address)

STATE OF CALIFORNIA) ss.
COUNTY OF Riverside)

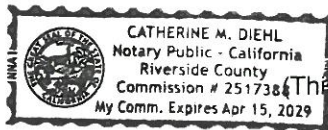
Indio, CA. 92262
(City/State/Zip)

626-260-1022
(Area Code/Telephone Number)

On October 20, 2025, before me, Catherine M. Diehl, Notary Public, personally appeared Monica Alvarado, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.
Catherine M. Diehl
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

Wayne S. Guralnick
(Signature of Agent)

Wayne S. Guralnick
(Name Printed)

36917 Cook St. Ste. 102
(Address)

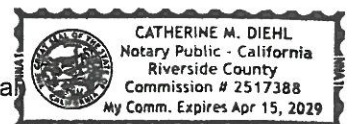
STATE OF CALIFORNIA) ss.
COUNTY OF Riverside)

Palm Desert, Ca. 92211
(City/State/Zip)

On October 20, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne S. Guralnick, 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.

WITNESS my hand and official seal.
Catherine M. Diehl
(Signature of Notary)

(This area for official seal)



Recording requested by:
Happy Wanderer Community Association
A California Nonprofit Corporation

2023-011218

04/19/2023 10:48 AM Fee: \$ 105.00

Page 1 of 3

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



AND WHEN RECORDED MAIL TO:
Wayne S. Guralnick
A Professional Law Corporation
40004 Cook St. Suite 3
Palm Desert, CA 92211
(760) 340-0558

905

APN.: 696-400-009

**CERTIFICATE OF FORECLOSURE SALE
SUBJECT TO REDEMPTION**

The undersigned trustee declares:

- 1) The successful bidder at foreclosure **WAS the foreclosing homeowner's association.**
- 2) The amount of the unpaid debt together with costs was: **\$29,072.35**
- 3) The amount paid by the successful bidder at the trustee sale was: **\$29,072.35**
- 4) City/Judicial District of Palm Desert, California/ Riverside County

and Wayne S. Guralnick, A Professional Law Corporation., (herein called Trustee), as the duly appointed Trustee, has sold at public foreclosure auction, subject to redemption, but without covenant or warranty, express or implied, to:

Happy Wanderer Community Association

(herein called Purchaser), all of its right, title and interest in and to that certain property situated in the County of Riverside, State of California, commonly known as 84250 Indio Springs Dr. #329, Indio, Ca. 92203

and legally described as follows: LOT 329 of TRACT 7161, shown on file in Map Book 087, Pages 075, inclusive of Maps, Records of Riverside County, State of California, and the accompanying portion of the Common Area appurtenant thereto.

RECITALS:

This foreclosure sale is subject to a ninety-day right of redemption from the date of foreclosure auction and was pursuant to the powers granted to and conferred upon an appointed trustee by the provisions of the Declaration of Covenants, Conditions, and Restrictions recorded on April 19, 1977 as Instrument No. 66494 of Official Records in the Office of the Recorder of Riverside County, CA and pursuant to California Civil Code Sections 5675 and 2924 et. seq. and that certain Notice of Assessment Lien dated August 26, 2022 and recorded on August 31, 2022 as Instrument No. 2022-0378310, of Official Records in the office of the Recorder of Riverside County, State of California, after fulfillment of the conditions specified in California law, the above-described Declaration and said Notice of Assessment Lien authorizing foreclosure sale.

CERTIFICATE OF FORECLOSURE SALE

The name of the former owner(s)
of the property who has the right of redemption::

Donald F. Farley
84250 Indio Springs Dr. #329
Indio, Ca. 92203

Donald F. Farley
2401 E. 17th St. #111
Santa Ana, Ca. 92701

The address of the above-described Association and Association is:

Happy Wanderer Community Association
c/o Wayne S. Guralnick A Professional Law Corporation
40004 Cook St. Suite 3 Palm Desert, CA 92211

The sale was advertised and conducted according to the applicable provisions of the California Civil Code and the Code of Civil Procedure. Said property was sold by said Trustee at public auction on April 17, 2023 at the place named in the Notice of Sale, in the County of Riverside, California, in which the property is situated. The Purchaser, being the highest bidder at such sale became the Purchaser of said property, subject to a ninety-day right of redemption, and paid therefore to said trustee the amount bid, being **\$29,072.35**, in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by said Notice of Assessment Lien.

Date: April 17, 2023

Wayne S. Guralnick A Professional Law Corporation
40004 Cook St. Suite 3 Palm Desert, CA 92211
(760) 340-0558

By:



CATHERINE M. DIEHL, Assistant Secretary of
WAYNE S. GURALNICK, A Professional Law
Corporation, Trustee, and Authorized Representative
for Happy Wanderer Community Association, A
California Nonprofit Corporation

