

Gordon B. Ford

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Treasurer-Tax Collector

BOARD AGENDA # *B-5

Urgent Routine

AGENDA DATE May 12, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approve the Distribution of Excess Proceeds of \$627,502.83 from the February 26, 2014 Sale of Tax-Defaulted Properties

STAFF RECOMMENDATIONS:

1. Authorize the Auditor's Office to issue checks totaling \$605,152.70 per the list of claims for excess proceeds submitted in accordance with Revenue and Taxation Code Section 4675.
2. Authorize the Auditor's Office to apportion the balance of excess proceeds of \$22,350.13 to the appropriate taxing agencies.
3. Hold the distribution of \$145,745.13 for three parcels for further research and review per County Counsel.

FISCAL IMPACT:

There is no fiscal impact as this is a request to pay out funds held in Trust since February 26, 2014.

BOARD ACTION AS FOLLOWS:

No. 2015-207

On motion of Supervisor Monteith, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, De Martini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) _____ Denied
- 3) _____ Approved as amended
- 4) _____ Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

In February of each year, the Treasurer-Tax Collector sells, at public auction, real property that has taxes unpaid for a period of five years. After the auction, the Treasurer-Tax Collector performs the following:

1. Records the Tax Sale Deed for each parcel sold;
2. Notifies interested parties if excess proceeds exist;
3. Accepts claims for excess proceeds for a period of one year following the recording of the deed; and,
4. Subsequently recommends to the Board the distribution of any excess proceeds that have been claimed.

Twenty-three of the properties from the February 26, 2014 sale of tax-defaulted properties had excess proceeds. Twenty are listed below and the decision for claims of excess proceeds of \$145,745.13 for the three remaining parcels require further research and review and will be submitted later.

The listed claims for excess proceeds from the February 26, 2014 sale of tax-defaulted property were submitted within one year period and are provided for the Board of Supervisor's approval pursuant to Revenue and Taxation Code Section 4675.

These claims, which have been reviewed by both the Treasurer-Tax Collector and County Counsel, establish the claimant's rights to the excess proceeds and provide documentation. We recommend that the Board of Supervisors authorize the following excess proceeds distribution:

APN	Amount Available	Claimant	Claim Amount	Recommend
017-025-004-000	\$16,414.34	Oneida Savage	\$16,414.34	\$16,414.34
		TOTAL	\$16,414.34	\$16,414.34
029-020-013-000	\$28,815.59	City of Modesto	\$983.39	\$983.39
		Wallie Samim	\$28,815.59	\$27,832.20
		TOTAL	\$29,798.98	\$28,815.59
034-002-020-000	\$95.56	City of Modesto	\$2,277.36	\$95.56
		TOTAL	\$2,277.36	\$95.56
035-045-037-000	\$101.99	City of Modesto	\$2,190.25	\$101.99
		Hunt & Bernal on behalf of Citibank	\$3,938.05	\$0.00
		TOTAL	\$6,128.30	\$101.99

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APN	Amount Available	Claimant	Claim Amount	Recommend
038-031-040-000	\$77.51	Louis M Levin	\$152,500.00	\$77.51
		Stanislaus County Revenue Recovery	\$1,028.53	\$0.00
		City of Modesto	\$918.76	\$0.00
		State of California Franchise Tax Board	\$25,344.55	\$0.00
		TOTAL	\$179,791.84	\$77.51
038-038-016-000	\$6,835.91	Stanislaus County Revenue Recovery	\$22,487.01	\$6,835.91
		City of Modesto	\$6,397.34	\$0.00
		Sally Lopez Lawson	\$6,838.91	\$0.00
		TOTAL	\$35,723.26	\$6,835.91
038-041-018-000	\$8,418.02	Professional Collection Consultant	\$4,377.12	\$4,377.12
		IRS	\$5,110.65	\$4,040.90
		Arash Khakshooy on behalf of Unifund CCR Partners	\$3,283.74	\$0.00
		TOTAL	\$12,771.51	\$8,418.02
039-030-008-000	\$32,519.77	City of Modesto	\$1,245.98	\$1,245.98
		Global Discoveries on behalf of Pete & Imdela Torrez	\$32,519.77	\$31,273.79
		TOTAL	\$33,765.75	\$32,519.77
041-060-024-000	\$89,607.14	Corelogic Tax Services LLC	\$89,607.14	\$89,607.14
		Global Discoveries on behalf of Jaime Cisneros	\$89,607.14	\$0.00
		TOTAL	\$179,214.28	\$89,607.14
050-005-037-000	\$35,682.34	Global Discoveries on behalf of Maria Luisa Bustos	\$35,682.34	\$35,682.34
		TOTAL	\$35,682.34	\$35,682.34
063-073-003-000	\$95,708.98	City of Oakdale	\$133,406.89	\$95,708.98
		Global Discoveries on behalf of Lafferty Homes	\$95,708.98	\$0.00
		TOTAL	\$229,115.87	\$95,708.98
075-052-044-000	\$45.44	Stanislaus County Revenue Recovery	\$2,603.27	\$45.44
		TOTAL	\$2,603.27	\$45.44

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APN	Amount Available	Claimant	Claim Amount	Recommend
077-037-047-000	\$138,857.27	Franchise Tax Board	\$12,610.19	\$12,610.19
		Employment Development Department	\$8,015.65	\$8,015.65
		Global Discoveries on behalf of Michael Tsurmaki	\$138,857.27	\$118,231.43
		TOTAL	\$159,483.11	\$138,857.27
086-005-009-000	\$25,458.43	City of Modesto	\$5,654.03	\$5,654.03
		Unclaimed Funds to Taxing Agencies	\$19,804.40	\$19,804.40
		TOTAL	\$25,458.43	\$25,458.43
086-005-013-000	\$50,944.25	Irma Edmonds Chapter 7 Trustee	\$50,944.25	\$50,944.25
		Global Discoveries on behalf of Equity Funding Group	\$50,944.25	\$0.00
		TOTAL	\$101,888.50	\$50,944.25
101-004-069-000	\$67.03	Unclaimed Funds to Taxing Agencies	\$67.03	\$67.03
		TOTAL	\$67.03	\$67.03
111-001-029-000	\$42.78	Sarah Jack	\$42.78	\$42.78
		TOTAL	\$42.78	\$42.78
118-013-031-000	\$47,856.73	Gloria Hedrick	\$37,245.60	\$37,245.60
		Flynn MMB Mortgage Fund LLC	\$216,285.00	\$10,611.13
		Franchise Tax Board	\$33,429.78	\$0.00
		TOTAL	\$286,960.38	\$47,856.73
127-012-007-000	\$3,718.06	Mary A Younan	\$3,718.06	\$1,239.36
		Unclaimed Funds to Taxing Agencies	\$2,478.70	\$2,478.70
		TOTAL	\$6,196.76	\$3,718.06
131-018-040-000	\$46,235.69	Global Discoveries on behalf of Raymond & Rosie Hernandez	\$46,235.69	\$46,235.69
		TOTAL	\$46,235.69	\$46,235.69
GRAND TOTAL				\$ 627,502.83

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POLICY ISSUES:

The request is being made in accordance with Part 8, Chapter 1.3, Sections 4675 and 4676 of Revenue and Taxation Code. The County has complied with the required provisions of this chapter.

Acceptance of this report supports the Board's priority of Efficient Delivery of Public Services.

STAFFING IMPACT:

There is no staffing impact associated with this agenda item.

CONTACT PERSON:

Gordon B. Ford, Treasurer-Tax Collector. Telephone: (209) 525-4463