



OFFICE OF TREASURER/TAX COLLECTOR

Donna Riley
Treasurer/Tax Collector

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DISTRIBUTION OF EXCESS PROCEEDS – MAY 13-15, 2024, TAX SALE

The Treasurer-Tax Collector annually sells real property, for which taxes have remained unpaid for a period of five years and is in a status of tax-default, at public auction, through negotiated sale to a government agency (Chapter 8 Agreement), or sealed bid auction (collectively "sale"). Subsequent to the sale, the Treasurer-Tax Collector performs the following:

1. Records a 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. Distributes any excess proceeds (minus tax sale costs) that have been claimed on behalf of the Stanislaus County Board of Supervisors.

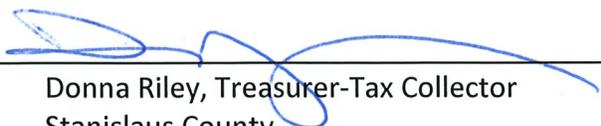
On February 27, 2024, the Board of Supervisors approved forty-three (43) parcels to be sold at auction for default of property taxes. Following the approval to sell at auction, the Treasurer-Tax Collector's office notified homeowners, mortgage and lien holders, and other interested parties of the intent to sell the parcels at auction. The notification process resulted in resolution of twenty-eight (28) defaults, reducing the number of parcels to be auctioned to fifteen (15). On May 13-15, 2024, thirteen (13) parcels were sold at auction, resulting in excess proceeds totaling \$1,109,231.81. Excess proceeds result when the final price at auction is greater than the taxes, penalties, and interest owed to the County.

The listed claims for excess proceeds from the May 13-15, 2024 sale of tax-defaulted properties were submitted within a one-year period. The Stanislaus County Board of Supervisors through Resolution 2020-0062, dated February 11, 2020, has authorized the Stanislaus County Treasurer-Tax Collector to distribute excess proceeds in accordance with the rules and procedures set forth in the Excess Proceeds Policy 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 the necessary documentation to substantiate the claims. The Treasurer-Tax Collector authorizes the following excess proceeds distribution:

APN	Total Excess Proceeds	Claimant	Claim Amount	Approved Distribution
002-005-029-000	\$ 161,627.18	Global Discoveries - on behalf of Timmy R Stevens	\$ 161,700.00	\$ 161,627.18
		Alexander Stevens	\$ 161,000.00	\$ -
		KGM Group - on behalf of Christine Gragg	\$ 161,700.00	\$ -
13100 Valley Home Rd, Valley Home		TOTAL		\$ 161,627.18
008-026-004-000	\$ 57,172.22	Patricia E. Romano	\$ 7,624.68	\$ 7,624.68
		Patricia E. Romano	\$ 5,718.50	\$ 5,718.50
		Janis Bailey	\$ 7,624.67	\$ 7,624.67
		Amber N Kaup	\$ 3,812.34	\$ 3,812.34
		Amber N Kaup	\$ 1,906.17	\$ 1,906.17
		James D Arnold	\$ 7,624.67	\$ 7,624.67
130 Brescia Cir, La Grange		TOTAL		\$ 57,172.22
008-034-003-000	\$ 150.15	Unclaimed Excess Proceeds to General Fund	\$ 150.15	\$ 150.15
Yosemite N of Blvd, Waterford		TOTAL		\$ 150.15
008-035-008-000	\$ 5,159.20	Unclaimed Excess Proceeds to General Fund	\$ 5,159.20	\$ 5,159.20
Yosemite N of Blvd, Waterford		TOTAL		\$ 5,159.20
016-028-035-000	\$ 101,372.98	City of Modesto	\$ 675.53	\$ 675.53
		Asset Recovery Inc - on behalf of Annette Montalbo	\$ 101,372.98	\$ 100,697.45
8620 Stakes St, Grayson		TOTAL		\$ 101,372.98
050-014-044-000	\$ 76,207.64	Sargon Bahrami	\$ 76,207.64	\$ 76,207.64
255 Bernell Ave, Turlock		TOTAL		\$ 76,207.64
056-047-056-000	\$ 2,654.64	Unclaimed Excess Proceeds to General Fund	\$ 2,654.64	\$ 2,654.64
Imperial Ave, Modesto		TOTAL		\$ 2,654.64
061-037-037-000	\$ 284,685.39	Patricia Escalante Perez	\$ 284,686.67	\$ 284,685.39
1426 Sycamore St, Turlock		TOTAL		\$ 284,685.39
070-005-059-000	\$ 197,254.31	San Joaquin County Public Administrator	\$ 197,259.44	\$ 197,254.31
		Fara Estates HOA	\$ 21,495.35	\$ -
4000 Fara Biundo Dr #59, Modesto		TOTAL		\$ 197,254.31
104-009-002-000	\$ 105,256.67	Unclaimed Excess Proceeds to General Fund	\$ 105,256.67	\$ 105,256.67
1201 8th St, Modesto		TOTAL		\$ 105,256.67
104-009-003-000	\$ 59,101.98	Unclaimed Excess Proceeds to General Fund	\$ 59,101.98	\$ 59,101.98
1201 8th St, Modesto		TOTAL		\$ 59,101.98
104-009-004-000	\$ 58,589.45	Unclaimed Excess Proceeds to General Fund	\$ 58,589.45	\$ 58,589.45
7th & L St, Modesto		TOTAL		\$ 58,589.45
TOTAL DISTRIBUTION OF EXCESS PROCEEDS				\$ 1,109,231.81

Date: December 22, 2025

By: 
Donna Riley, Treasurer-Tax Collector
Stanislaus County