

**EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
MEETING OF FEBRUARY 12, 2013**

AGENDA TITLE: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY DATED NOVEMBER 04, 2011

| | | |
|---|------------------------------|---------------------|
| DEPARTMENT: AUDITOR-CONTROLLER | DEPT SIGNOFF: | CAO USE ONLY |
| CONTACT: SALLY ZUTTER/JOY SHAW <i>st</i> | <i>Joe Hann</i> <i>kg</i> | |
| DATE: 01/25/2013 PHONE: 621-5470 | | |

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:

On November 04, 2011, a Sale of Tax Defaulted Property was conducted by the Treasurer-Tax Collector's office. Parties of interest, as defined by Revenue & Taxation (R&T) Code §4675, were notified that the property identified as APN 500-151-63-100 was sold for \$2,735.84 more than the amount required to satisfy delinquent taxes & costs of the sale. Valid claim(s) have been filed for the excess proceeds due to the sale of the property. The Auditor-Controller's office has reviewed the claim(s) and supporting documents and is of the opinion that the claimant(s) are entitled to the proceeds pursuant to R&T Code §4675. The Auditor-Controller recommends that the Board of Supervisors authorize the Auditor-Controller to notify all valid claimants of the Board's action(s) and disburse excess proceeds as determined by the Board.

| <u>Claimant(s)</u> | <u>Type</u> | <u>Recommended Distribution</u> |
|--------------------|-----------------------------|---------------------------------|
| Thomas S Kambara | Person with Title of Record | \$2,735.84 |
| Unclaimed | R&T Code §4674 | -0- |

CAO RECOMMENDATIONS:

| | |
|----------------------------------|--|
| Financial impact? () Yes (X) No | Funding Source: () Gen Fund () Other |
| | Other: _____ |

| | |
|--|--|
| <p>BUDGET SUMMARY:</p> <p>Total Est. Cost _____</p> <p>Funding</p> <p>Budgeted _____</p> <p>New Funding _____</p> <p>Savings _____</p> <p>Other _____</p> <p>Total Funding _____</p> <p>Change in Net County Cost _____</p> | <p>CAO Office Use Only:</p> <p>4\5's Vote Required. () Yes () No</p> <p>Change in Policy () Yes () No</p> <p>New Personnel () Yes () No</p> <p>CONCURRENCES:</p> <p>Risk Management _____</p> <p>County Counsel _____</p> <p>Other _____</p> |
|--|--|

Explain

BOARD ACTIONS:

| | |
|---|--|
| <p>Vote: Unanimous _____ Or _____</p> <p>Ayes: _____</p> <p>Noes: _____</p> <p>Abstentions: _____</p> <p>Absent: _____</p> | <p>I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors.</p> <p>Date: _____</p> <p>Attest: James S. Mitrison, Board of Supervisors Clerk</p> <p>By: _____</p> |
|---|--|



County of El Dorado

OFFICE OF AUDITOR-CONTROLLER

360 FAIR LANE
PLACERVILLE, CALIFORNIA 95667
Phone: (530) 621-5487 Fax: (530) 295-2535

JOE HARN, CPA
Auditor-Controller

BOB TOSCANO
Assistant Auditor-Controller

January 25, 2013

El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Honorable Board Members:

Title:

Excess Proceeds from the Sale of Tax Defaulted Property dated November 04, 2011

Recommendation:

The Auditor-Controller recommends that the Board of Supervisors authorize the Auditor-Controller to disburse excess proceeds for APN 500-151-63-100 pursuant to the attached information.

Reason for Recommendation:

The recommendation is based on §4675 of the Revenue and Taxation Code.

Fiscal Impact:

No net impact.

Action To Be Taken Following Approval:

The Auditor-Controller will disburse funds as directed.

Yours very truly,

A handwritten signature in black ink, appearing to read "Joe Harn".

Joe Harn
Auditor-Controller

enclosures
JH/js



County of El Dorado

OFFICE OF AUDITOR-CONTROLLER

360 FAIR LANE
PLACERVILLE, CALIFORNIA 95667
(530) 621-5487

JOE HARN, CPA
Auditor-Controller

BOB TOSCANO
Assistant Auditor-Controller

January 17, 2013

Thomas S Kambara
506-1 Athena Drive
Hercules, CA 94547

Re: Notice of Public Hearing for Excess Proceeds Claim from the Sale of Tax Defaulted Property of
November 04, 2011

APN: 500-151-63-100 Default No.: 092244 Excess Proceeds Available: \$2,735.84

Please be advised that the Auditor-Controller will present to the Board of Supervisors only valid original claims for excess proceeds meeting the requirements of Revenue and Taxation (R&T) Code §4675 or other applicable authority. The Auditor-Controller will present all valid claims with a recommendation for distribution to a duly noticed Board of Supervisor's public hearing.

The Auditor-Controller will notify all claimants submitting valid claims of the scheduled public hearing at least 20 calendar days in advance. The notice will include the recommended distribution and copies of any other valid claims for the same property. Parties with valid claims are not required to attend the public hearing; however, you may do so if you wish. Any person(s) interested may attend the public hearing.

Following the determination of distribution for valid claims at the public hearing, the Auditor-Controller will notify valid claimants of the action taken by the Board of Supervisors. Pursuant to R&T Code §4675(b), any action or proceeding to review the decision of the Board of Supervisors must be commenced within 90 calendar days after the date of the Board of Supervisors decision. County warrants will be issued no sooner than 90 days after the date of the decision of the Board of Supervisors.

Please contact Sally Zutter, Accounting Division Manager, or Joy Shaw at the address above, or at 530/621-5470 with any questions.

NOTICE OF HEARING

The El Dorado County Board of Supervisors will hold a public hearing on **February 12, 2013, beginning at 9:00 o'clock a.m.**, regarding the determination of distribution of the excess proceeds for APN **500-151-63-100** from the Sale of Tax Defaulted Property dated **November 04, 2011**. The hearing will be held at the Board of Supervisors chambers located in Building A, 330 Fair Lane, Placerville, California, 95667. All claims, proof, supporting documents, and relevant information, submitted by valid claimants meeting the requirements of R&T Code §4675, will be forwarded to the Board of Supervisors office prior to the public hearing.

Claimant(s) Names and Addresses:

Thomas S Kambara
506-1 Athena Drive
Hercules, CA 94547

| <u>Claimant</u> | <u>Claimant Type</u> | <u>\$ Claimed</u> | <u>Recommended Distribution</u> |
|------------------------|-----------------------------|--------------------------|--|
| Thomas S Kambara | Person with Title of Record | 2,735.84 | 2,735.84 |
| Unclaimed | R&T Code §4674 | -0- | -0- |



360 Fair Lane, Placerville, Calif. 95667
Tax Collector (530) 621-5800

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

Mail to: El Dorado County Auditor-Controller
Property Tax Division - Attn: Excess Proceeds
360 Fair Lane
Placerville CA 95667

Assessor Parcel Number: 500-151-63-100 Default Number: 092244

Date of Tax Sale: 11-4-11 Amount Claimed: \$ 2,735,84

I, the undersigned claimant, request an award from the excess proceeds resulting from the sale of the above-referenced property. I am filing this claim within one year of the recordation of the Tax Collector's Tax Deed to purchaser.

I claim my status as a party of interest pursuant to §4675 of the California Revenue and Taxation Code (R&T Code). I hereby state that I am a rightful claimant as (check one):

- Lienholder of record prior to recording of tax deed to purchaser.
- Assignee of a lienholder of record prior to recording of tax deed to purchaser.
- Any person(s) with title of record to all or any portion of the property prior to the recordation of the tax deed to the purchaser.

If so, list *ownership type* (check one):

- Joint Tenancy
- Tenancy in Common
- Sole Owner
- Other (please list): _____

If so, list *percentage of ownership* for each claimant to this claim (attach additional list of names, as necessary):

Claimant 1 Name: Thomas S. Kambara Percentage of Ownership: 100 %
 Claimant 2 Name: _____ Percentage of Ownership _____ %

- Assignee of any person(s) with title of record to all or any portion of the property prior to the recordation of the tax deed to the purchaser.

If so, list *ownership type* (check one):

- Joint Tenancy
- Tenancy in Common
- Sole Owner
- Other (please list): _____

AUDITOR-CONTROLLER
12 DEC 27 AM 10:45

If so, list *percentage of ownership* for each claimant to this claim
(attach additional list of names, as necessary):

Claimant 1 Name: _____ Percentage of Ownership: _____ %
Claimant 2 Name: _____ Percentage of Ownership _____ %

I base my status and right to claim on the attached documentation (check all that apply). Please review El Dorado County Resolution 342-2003. **(Enclose copies of supporting documentation):**

- Copy of claimant's trust deed or other evidence of lien or security interest. Included is information regarding:
- the original amount of the lien or interest
 - the total amount of payments received reducing the original amount of the lien or interest
 - the amount still due and payable as of the date of the sale of the tax-defaulted property by the Tax Collector (including a schedule of any calculations)
 - any attempts to foreclose or collect on the loan
- Deeds
 Wills and/or death certificate(s)
 Court order(s)
 Escrow documents
 Property tax bills mailed to claimant
 Canceled checks showing payment of taxes
 Other (please list): _____

If this claim is an assignment, additional items need to be submitted with this claim. All assignment documentation submitted must be originals. Please review R&T Code §4675 and El Dorado County Resolution 342-2003 for further details.

I affirm under penalty of perjury that the foregoing is true and correct.

Executed this 18 day of December, 2012 at Pinole, CA
(day) (month) (year) (city and state)

Signature of Claimant(s): Thomas S. Kambara
(If more than one claimant, each must sign) **(Claimant signature(s) must be notarized)**

Print Name(s): Thomas S. Kambara

Daytime Phone Number: 510-741-8488

Mailing Address: 506-1 Athena Drive

Mailing City, State, Zip: Hercules, CA 94547

Notary: Attach notary statement(s)