



OFFICE OF TREASURER/TAX COLLECTOR

Donna Riley
Treasurer/Tax Collector

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DISTRIBUTION OF EXCESS PROCEEDS – MARCH 7-11, 2022 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 December 14, 2021, the Board of Supervisors approved forty-six (46) 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 thirty-three (33) defaults, reducing the number of parcels to be auctioned to thirteen (13). On March 7-11, 2022, ten (10) parcels were sold at auction, resulting in excess proceeds totaling \$691,998.26. 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 March 7-11, 2022 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
016-027-035-000	\$ 158,619.18	Global Discoveries, LTD	\$ 158,619.18	\$ 158,619.18
		Asset Recovery Inc - on behalf of Juan Reyna	\$ 160,900.00	\$ -
		Empower Resource Recovery Agency LLC - on behalf of Juan Reyna	\$ 158,619.18	\$ -
8621 LAIRD ST, GRAYSON		TOTAL		\$ 158,619.18
025-009-034-000	\$ 38,240.86	Joy O'Meara	\$ 38,240.86	\$ 38,240.86
0 HWY 5 HWY, NEWMAN		TOTAL		\$ 38,240.86
025-023-003-000	\$ 17,448.85	Oak Valley Community Bank	\$ 17,448.85	\$ 17,448.85
0 PERRETT RD, PATTERSON		TOTAL		\$ 17,448.85
025-023-005-000	\$ 12,948.85	Oak Valley Community Bank	\$ 12,948.85	\$ 12,948.85
0 PERRETT RD, PATTERSON		TOTAL		\$ 12,948.85
025-023-006-000	\$ 12,948.85	Oak Valley Community Bank	\$ 12,948.85	\$ 12,948.85
0 PERRETT RD, PATTERSON		TOTAL		\$ 12,948.85
025-023-007-000	\$ 15,448.85	Oak Valley Community Bank	\$ 15,448.85	\$ 15,448.85
0 PERRETT RD, PATTERSON		TOTAL		\$ 15,448.85
029-021-043-000	\$ 87,614.99	Leading Edge Partners - on behalf of Donaxi Ruthford	\$ 88,200.00	\$ 84,012.59
		City of Modesto	\$ 3,602.40	\$ 3,602.40
410 LAUREL AVE #1/2, MODESTO		TOTAL		\$ 87,614.99
056-039-028-000	\$ 47,354.65	City of Modesto	\$ 736.49	\$ 736.49
		Edward Buantello	\$ 47,354.63	\$ 23,309.08
		Schubraman Enterprises - on behalf of John Buantello	\$ 47,354.65	\$ 23,309.08
1313 INYO AVE, MODESTO		TOTAL		\$ 47,354.65
109-003-084-000	\$ 94,352.18	Global Discoveries, LTD - on behalf of Vincent D Gully	\$ 95,141.98	\$ 93,428.43
		City of Modesto	\$ 923.75	\$ 923.75
531 TERMINAL AVE, MODESTO		TOTAL		\$ 94,352.18
135-039-041-000	\$ 207,021.00	Global Discoveries, LTD	\$ 207,021.00	\$ 207,021.00
		Glendale Law Firm - on behalf of Lorraine Timko	\$ 207,021.00	\$ -
		Kenneth Lee Wise	\$ 105,500.00	\$ -
4843 ADAMS AVE, SALIDA		TOTAL		\$ 207,021.00
TOTAL DISTRIBUTION OF EXCESS PROCEEDS				\$ 691,998.26

Date: January 19, 2024

By: 
Donna Riley, Treasurer-Tax Collector
Stanislaus County