
**TREASURER-
TAX COLLECTOR**

GOVERNMENTAL CENTER
701 OCEAN STREET
P.O. BOX 1817
SANTA CRUZ, CALIFORNIA 95061



COUNTY OF SANTA CRUZ

RICHARD W. BEDAL
TREASURER AND TAX COLLECTOR

DEBORAH LAUCHNER
ASSISTANT
TREASURER AND TAX COLLECTOR

May 4, 1999

AGENDA: MAY 18, 1999

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Re: REPORT OF PUBLIC AUCTION--MARCH 12, 1998

Dear Members of the Board,

In March of each year the Tax Collector sells at public auction real property which has taxes unpaid for a period of five years. After a one-year waiting period, the Tax Collector must report to the Board the results of the auction and request approval for distribution of excess proceeds. What follows is a report and recommendation regarding the excess proceeds from the parcels sold at the March 12, 1998 auction.

Prior to an auction the law requires title searches to locate parties of interest, notification of parties of interest by certified mail, and legal advertising once a week for three weeks. After the auction the Tax Collector records a deed for each sold parcel, notifies the parties if excess proceeds exist, accepts claims for excess proceeds for a period of one year following the recording of the deed, and subsequently recommends the distribution of any claimed excess proceeds. This bureaucratic process generally takes about 18 months to complete.

Of the 71 parcels prepared for the March 12, 1998 auction, 36 parcels were redeemed prior to the auction. Of the remaining 34 parcels, two parcels were pulled because of pending legal proceedings, 5 for bankruptcies and 3 parcels received "no bid". All of these pulled and "no bid" parcels will remain on the abstract of delinquent accounts to be offered at a later auction.

At the auction twenty-five parcels sold for an aggregate amount of \$245,074.45, including transfer tax. From the sale price of these twenty-five parcels, the following statutory costs and taxes were recovered:

Auction Proceeds \$245,074.45

Costs & Taxes

Advertising	\$624.86
Recording Fees	615.10
Transfer Tax	274.45
State's Sales Fee	37.50
County's Sales Fee	3,750.00
Notice to Parties	3,015.80
Notice of Excess Proceeds	525.00
Publication	430.18
Prior Year Taxes	44,940.82
Current Year Taxes	<u>5,806.08</u>

TOTAL COSTS & TAXES \$60,019.79

TOTAL EXCESS PROCEEDS \$185,054.66

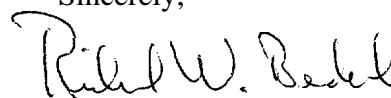
Prior to distribution of excess proceeds the law requires that these funds be held in trust for one year following the recording of the Tax Collector's deed to the purchaser. This period allows an assessee to contest the actions of the Tax Collector in Superior Court and also allows a definite period of time in which parties of interest may file claims against excess proceeds.

Revenue and Taxation Code Section 4675 and County Resolution #415.90 requires the County Auditor and the County Tax Collector to recommend to your Board distribution of any excess proceeds. Attached and marked as Exhibit A, is a list of the parcels having excess proceeds from the March 12, 1998 auction. The list displays the assessor's parcel number, the amount of excess proceeds, the claimants name and address, and the amount of distribution as recommended by the County Auditor and the County Tax Collector.

The \$185,054.66 of excess proceeds, subject to your approval, will be distributed to the claimants as recommended in the attached Exhibit A. An aggrieved claimant has 90 days in which to appeal this decision to the Board of Supervisors.


THEREFORE, IT IS RECOMMENDED that the Board of Supervisors of Santa Cruz County authorize the Auditor-Controller to distribute awards as shown no less than 90 days following this approval and further direct the County Tax Collector to notify by first class mail, postage prepaid, all claimants of this approval.

Sincerely,



Richard W. Bedal
Treasurer-Tax Collector

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Parcels with Excess Proceeds Chapter 7 Auction--March 12, 1998

Parcel #	Claimant	Amount Claimed	Excess Proceeds	Recommend
017-132-04	John B. Gunn P.O. Box 319 Maunaloa, HI 96770	\$4,036.00	\$74,655.88	\$4,036.00
	Pacific Credit Services P.O. Box 339 Watsonville, CA 95077	\$4,317.12	\$74,655.88	\$4,317.12
	Henry Y. Mori, Executor of Estate of Momoe Mori P.O. Box 1881 Watsonville, CA 95077	\$74,600.00	\$74,600.00	\$66,302.76
040-163-11	None	None*	\$131.30	\$131.30
040-201-25	Credit Bureau of Santa Cruz County P.O. Box 190 Capitola, CA 95010-0190	\$1,026.54	\$273.92	\$273.92
071-193-13	None	None*	\$4,188.45	\$4,188.45
075-222-26	None	None*	\$405.47	\$405.47
075-332-11	None	None*	\$1,456.05	\$1,456.05
078-261-08	None	None*	\$1,116.66	\$1,116.66
083-121-44	None	None*	\$133.44	\$133.44
087-104-10	U.S. Small Business Admin. 200 West Santa Ana Blvd. #950 Santa Ana, CA 92701	\$74,553.95	\$74,520.86	\$74,520.86
	State of California, Dept of Housing & Community Dev. Accounting Office HCD Cashier P.O. Box 952050 Sacramento, CA 94252-2050	\$109,444.28	\$74,520.86	\$0.00
088-281-11	Jerry J. Ligon 230 Front St., Apt G Salinas, CA 93901	\$8,606.93	\$8,606.93	\$8,606.93
089-391-49	Anthony Aguilar 1664 Lockhart Gulch Rd. Scotts Valley, CA 95066	\$2,240.97	\$2,240.97	\$2,240.97
089-421-19	None	None*	\$5,038.97	\$5,038.97
093-221-16	None	None*	\$1,821.79	\$1,821.79
096-231-15	None	None*	\$107.53	\$107.53
101-091-05	Julie Shular c/o Law Offices of Evan N. Stein ATTN: Van Royce Vibber 2049 Century Park East #1800 Los Angeles, CA 90067-3120	\$8,603.17	\$8,603.17	\$8,603.17

Parcel #	Claimant	Amount Claimed	Excess Proceeds	Recommend
105-061-65	John L. Pini 110 Allegro Santa Cruz, CA 95060	\$358.03	\$358.03	\$358.03
	Pacific Credit Services P.O. Box 339 Watsonville, CA 95077	\$967.30	\$358.03	\$0.00
105-071-67	John L. Pini 110 Allegro Santa Cruz, CA 95060	\$1,395.24	\$1,395.24	\$1,395.24
	Pacific Credit Services P.O. Box 339 Watsonville, CA 95077	\$967.30	\$1,395.24	\$0.00
	Thomas L. Ard 303 Richardson Rd. Santa Cruz, CA 95065	\$1,395.24	\$1,395.24	\$0.00
	Louis Campbell 207 E. Robinhood Dr. Stockton, CA 95207	\$1,395.24	\$1,395.24	\$0.00
	Gary Greene 795 Rider Ridge Rd. Santa Cruz, CA 95065	\$1,395.24	\$1,395.24	\$0.00
		TOTAL	\$185,054.66	\$185,054.66

*Where no claim is filed, the excess proceeds are distributed to the taxing agencies proportionately