
From: Hinds, Patrick
Sent: Thursday, July 02, 2020 3:52 PM
To: BOSComments
Subject: BOS Meeting Date July 7, 2020 - Item #11 Public Presentation

BOS Meeting Date: July 7, 2020
Item #: 11 Public Presentation
Topic: County Employee Annual Leave Accrual

Comments: Due to COVID-19 response, many County workers have taken on a lead and / or supporting role to ensure services within their Department, and County as a whole continue. For many employees, they have been unable to utilize their annual leave (vacation / sick) hours due to the ongoing workload. Unfortunately, this has resulted in some employees being unable to accrue additional annual leave hours, as they have now reached the maximum allowable leave balance.

Historically, the County of Fresno has offered its's employees the ability to bank (set aside) annual leave hours (ranging from 40 – 80 hours), to be used at a later date. These hours are listed separately within each employee's Oracle Leave Balance Inquiry, under the description; Time Off Bank. By allowing County employees to bank a portion of their annual leave hours, it frees up space within their primary balance, and allows them to continue accruing the leave benefits which they have earned and deserve.

At this time, I ask that your Board provide direction to Fresno County Human Resources to explore and implement the Annual Leave – Time Off Bank option for all staff, including those that are Unrepresented.

Thank you.

Patrick Hinds, Staff Analyst
phinds@fresnocountyca.gov

From: phillip sanders <phillfree@live.com>
Sent: Monday, July 06, 2020 9:48 AM
To: BOSComments; myinfo inrfo; phillip sanders; busy1572@aol.com;
info@fresnocograndjury.com
Subject: reference item 11 Public Presentation by Phillip sanders ATTACHED PETITION to rescind
sale & claim for excess proceeds
Attachments: Scan 11.jpeg; Scan 12.jpeg; Scan 14.jpeg; Scan 16.jpeg; Scan 17.jpeg; Scan 18.jpeg;
Scan.jpeg; Scan 1.jpeg; Scan 2.jpeg; Scan 3.jpeg; Scan 4.jpeg; Scan 5.jpeg; Scan 6.jpeg;
Scan 7.jpeg; Scan 8.jpeg; Scan 9.jpeg; Scan 10.jpeg; Scan 11.jpeg; Scan 12.jpeg

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Phillip sanders victim
1448 w American Fresno ca 93706
email contact civilfedcase@gmail.com

Fresno county Board of Supervisors Public

Presentation

**ATTACHED PETITION to rescind sale & claim for excess
proceeds
view complete presentation on YouTube link podcast and Facebook
channel [filed COVID 19 friendly]**

Public Presentation by phillip sanders -

**regarding rescind property tax sale for violating tax sale guidelines
and request to release excess proceeds violations cause overwhelming
hardship forcing me into homelessness**

brief intro

**This portion of the meeting reserved for persons desiring to address the Board on any matter not on this agenda
- Pursuant to Administrative Policy No. 29, presentations
are limited to 3 minutes per person and no more than 15 minutes total per topic**

**petition for board of supervisors to rescind the default property tax sale held on 3/11/19 was place in the
inbox of all the board members around 4/22/19 in compliance with tax sale guidelines on county of**

Fresno website / (1) year after the tax deed has been recorded. Legal action to challenge a tax sale may only be commenced in court if the person commencing the proceeding first petitions the Fresno County Board of Supervisors to rescind the sale within one (1) year of the tax recording date. no response to the petition has been received !!

Also a 13 page claim form for excess proceeds from the sale of tax defaulted property apn #329-162-03 date of sale march 8-11-2019 was filed in compliance with tax sale guidelines on county of Fresno website around 4/22/2020 stating

If you consider yourself to be a party of interest (as defined below) related to specific property that has been sold at Public Auction, you may complete a claim form and state the basis for your status as a party of interest

The law requires that a claim be filed **within one year of the date of the Tax Collector's recording of the deed to the purchaser**. By law, we cannot accept claims after one year from the recorded date, nor can we begin processing of claims until one year has passed from the same date. The Tax Collector will submit a recommendation to the Board of Supervisors regarding the disposition of the excess proceeds. If the Board's review results in the approval of the claim, a county check will be issued in payment. However, the law does not allow the issuing of the check prior to 90 days following the action taken by the Board of Supervisors.

please note !! It is completely unfair for a disabled person not to be able to use the property postpone program that allows default property tax to defer, disabled homeowners as liens while the state is in homeless crisis it only adds insult to injury when the procedure of the county tax sale is violated

point being as a disabled homeowner the county notice of personal contact for sale of tax defaulted property gave me until march 7th the last business prior to the date of the sale March 8th to come up with all back taxes the county seized the property for tax sale starting on March 8th closing on March 11th leaving the county tax office in possession of the property until the completion of the tax sale auction deed to purchase was recorded as stated in the guidelines on the county website by the uses of a fraudulent eviction notice the winning bidder JD home rentals obtain possession of the property before the notary to purchase deed was recorded triggering several violations then had me thrown out on the streets prior to the allow time to move after the sale causing a chain reaction of hardship for a disability home owner that should have received the property postpone program now seeking low income housing public assistances

the process as it stands a disabled homeowner who losses property in a tax sale have 1 year from the time the deeds are recorded to apply for excess proceeds then the excess proceed department forwards all the excess claims for that year to the board of supervisors which takes another year then the board has 90 days to issue a check which takes around 2 years 3 months in my case because I was the only one who claimed excess proceeds it causes to much hardship to be put in a pool with all the others and wait 2 years and 3 months

that said it is completely unfair for the county to hold excess proceeds all most 2 1/2 years while being illegally evicted by a tax sale winning bidder who violated the guidelines point being if the winning bidder can gain possession of the property when the county had possession before deed are recorded all excess proceed should be released or the sale should be rescind for the bidders violations

therefore, petitioner request the board impose the rescind of the tax sale for the bidder's violation or respond to the petition release for the excess proceeds and award sanctions and fines for emergence shelter

brief summary

This Public Presentations regarding previous petition filed around 4/22/20 requesting rescind property tax sale for violations of the tax sale guidelines the county held a delinquent property tax lien sales auction on March 8th through the 11th 2019 the winning bidder violated tax sales guidelines listed on the county web page stating The successful bidder may take possession of the property after the tax deed to purchaser has been recorded. Most title companies will not insure title on properties sold at public auction for at least one (1) year after the tax deed has been recorded. Legal action to challenge a tax sale may only be commenced in court if the person commencing the proceeding first petitions the Fresno County Board of Supervisors to rescind the sale within one (1) year of the tax recording date.

point being the winning bidder J D home Rental obtain possession a real property while the county itself had control of the property until the deeds of purchase where notarized and recorded not only did the bidder JD home rentals gain possession while the property was still under county tax lien possession they used a fraudulent property eviction notice having me remove from the property before they perfected the title and before the tax deed to purchaser was recorded casting me into homelessness

nevertheless the issue before the board today is to address the winning bidder of the auction J D home Rental violating tax lien sales regulation guidelines through the use of a fraudulent eviction complaint and judicial misconduct pending grad jury investigation] awarding them property without title deeds to purchase while the county had tax possession the appeals court reverse my illegal eviction stating JD home rental must prefect title before serving notice exposing numerous violations simply put jd home sieged property and had me evicted while the county was still processing the deed to purchase had it not been for the winning appeal they would have got away with clear fraud

point being Bid4Assets.com who sold the property for the county (g) **Conducting Due Diligence state . Bidders are strictly prohibited from contacting such payers, debtors, or other third parties until the bidding is complete, the winning Bidder has paid for the Asset in full, and the purchase and sale of the Asset is settled. / That said JD homes claimed to have contacted me on 3/10/19 filed a 3 day notice to pay rent before the auction closed on 3/11/19 yet another violation of bid4Assets tax sale guidelines**

nevertheless EXCESS PROCEEDS law requires that a claim be filed within one year of the date of the Tax Collector's recording of the deed to the purchaser. By law, we cannot accept claims after one year from the recorded date, nor can we begin processing of claims until one year has passed from the same date

point being if it takes 1 year after the recorded deed of 4/24/19 to file for excess proceeds and 90 day for the board of supervisors to approve the claim it causes to much hardship for the original owner to be evicted before deeds are recorded the process to complete the tax sale guidelines are written clear on the county website no one should be able to manipulate deed to purchase date and gain possession of real property before the title is perfected and the tax sale is complete

that said the board has within his power to rescind that sales for the bidders failure to complete the tax sale guidelines that states The successful bidder may take possession of the property after the tax deed to purchaser has been recorded. as well as participating in fraudulent activity gaining procession of real property thru a clerk default judgement while the county tax officer itself had possession pending the deeds to purchase being recorded winning appeal Fresno superior court civil division case # 0002812 reversing writ of possession and clerks default judgment find plaintiff must prefect title before serving notice to evict ,

point being Bid4Assets.com who sold the property for the county (g) **Conducting Due Diligence state Bidders are strictly prohibited from contacting such payers, debtors, or other third parties until the bidding is complete, the winning Bidder has paid for the Asset in full, and the purchase and sale of the Asset is settled and violations of EXCESS PROCEEDS law requires that a claim be filed within one year of the date of the Tax Collector's recording of the deed to the purchaser.** Point being jd home was awarded possession before deed of purchaser my excess proceeds should be awarded sooner

At the end of the day JD home rentals and attorneys have been a thorn in the county side for quite some time continuously being warned for slumlord properties and in the most recent newspaper article attorneys attempted to charge past due rent for properties that have a section 8 voucher CCLS attorneys alleged violations of federal debt collection laws now we have JD home rentals violating numerous tax sale guidelines as well as illegally evicting me before tax sale deed was recorded

relief sought

please note petitioner has met the guidelines to rescind the sale because according to guidelines on the website the proceeding first petitions the Fresno County Board of Supervisors to rescind the sale within one (1) year of the tax recording date. which was sent to all board members on 4/22/2020 requesting the return the property back to the original owner as well as forfeit all of the funds of the tax sale and release the excess proceeds according to the claim for exceeds proceeds guidelines and award emergence funds for shelter for the illegal eviction and hardship

finally bar JD home rentals from participating in tax lien sales for five year. Impose fine and sanctions for interfering with the county deeds purchase process and impose all disciplinary action deemed appropriate through the District attorney's office what title slander and Fraud not only against me but the county itself

closing how anyone can be awarded real property without a notarized deed or deed to purchase to be the landlord or property manager should raise a red flag for the department of justice and grand jury to investigate

tax sale guidelines on county of Fresno website

Departments » Auditor-Controller / Treasurer-Tax Collector

TAX SALE

PrintFeedback

Share & BookmarkPress Enter to show all options, press Tab go to next option

Font Size:+-

Oscar J. Garcia, CPA, Auditor-Controller/Treasurer-Tax Collector

Fresno County's next Tax Sale is scheduled for March 13, 2020 through March 16, 2020. It will be held on the INTERNET! The list of properties will be available in February 2020.

The Fresno County Auditor-Controller/Treasurer-Tax Collector does not maintain a permanent tax sale mailing list. Our Internet Auction site is hosted by Bid4Assets.

- Prospective purchasers will be asked to register via the Internet. Each registered bidder will receive an identification number, which the bidder must have in order to participate. All parcels will be sold by asset number and in the order listed. Minimum bids will be as stated per parcel and each raise will be in increments of at least \$100 until sold.
- The descriptions provided are based on the official records of the Fresno County Assessor-Recorder's Office. The property to be sold may be approximately located from maps, such as those provided at the Internet Auction Service Provider's website.
- Any personal property, such as a mobile home or equipment located on the property, is not a part of the sale.
- The right of redemption by a party of interest or former owner terminates at the close of business (5:00 p.m.) on the last business day before the date of the sale. Properties removed from the sale will be so indicated on the Internet Auction Service Provider's website.

- Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. **All properties are sold as is.** The County of Fresno makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale. The County of Fresno and its employees acting in their official capacity are not liable for any known or unknown conditions of the property.
- All property taxes currently due will be paid from the proceeds of the sale. **Please Note: Prospective purchasers are advised that some assessments that are levied by agencies or offices other than the Treasurer-Tax Collector may still be outstanding after the tax sale. In addition, the I.R.S. has the option of redeeming, up until 120 days after the sale, any property on which there is an I.R.S. lien recorded.**
- **Notice of Contaminated / Possible Contaminated Properties:** The Internet Auction Service Provider's website might identify some properties as contaminated, and might also provide the name and address of the agency where information about the contamination may be reviewed. All property is offered and sold as is. The County of Fresno and its employees acting in their official capacity are not liable for any known or unknown conditions of the property. Prior to bidding, you should contact your attorney regarding the possible purchase of contaminated properties.
- The tax sale information may continue to be updated until the day of the sale. Please read all due diligence materials and check the spreadsheets for updates. The County of Fresno and its employees acting in their official capacity are not liable for any known or unknown conditions of the property.
- **The successful bidder may take possession of the property after the tax deed to purchaser has been recorded. Most title companies will not insure title on properties sold at public auction for at least one (1) year after the tax deed has been recorded. Legal action to challenge a tax sale may only be commenced in court if the person commencing the proceeding first petitions the Fresno County Board of Supervisors to rescind the sale within one (1) year of the tax recording date.**
- **A California documentary transfer tax will be added to, and collected with, the full purchase price. This tax is calculated at the rate of \$.55 for each \$500.00 or fractional part thereof, if the purchase price exceeds \$100.00.**
- Payment in full by wire transfer or cashier's check (made payable to Bid4Assets), will be required within 4 business days of the close of the auction. No business checks, personal checks or credit cards will be accepted. Payments in excess of the purchase price will be refunded by mail within 30 days.
- Successful bidders will be required to submit their deed information to Internet Auction Service Provider by March 18, 2020 indicating how they want their new property to be conveyed. The deed will be mailed to the purchaser after recording, usually within eight to twelve weeks. This deed conveys all right, title, and interest to the property in accordance with the provisions of Revenue and Taxation Code section 3712.
- Only a successful bidder has the opportunity to purchase Fresno County assets. If the successful bidder defaults, under California State Law, Fresno County cannot resort to the second highest bidder. If the payment policy is not adhered to, the bid deposit will be forfeited to the County and the successful bidder may be banned from future sales for 5 years

[Departments](#) » [Auditor-Controller / Treasurer-Tax Collector](#) » [Tax Sale](#)

EXCESS PROCEEDS

PrintFeedback

Share & BookmarkPress Enter to show all options, press Tab go to next option

Font Size:+-

Oscar J. Garcia, CPA, Auditor-Controller/Treasurer-Tax Collector

- [List of Sales and Excess Proceeds from the March 2020 Tax Sale](#)
- [Claim Form for the March 2020 Tax Sale](#)

If you consider yourself to be a party of interest (as defined below) related to specific property that has been sold at Public Auction, you may complete a claim form and state the basis for your status as a party of interest.

California Revenue and Taxation Code Section 4675 defines parties of interest in part as (paraphrased). Parties of interest and their order of priority are:

- (a) First, lienholders of record prior to the recordation of the tax deed to the purchaser in the order of their priority, and,
- (b) Then, any person with title of record to all of any portion of that property prior to the recordation of the tax deed to the purchaser.

The law protects parties of interest by requiring that any assignment, to another person, of the right to claim excess proceeds, can be made only by means of a dated, written document. The document must specifically state that the right to claim excess proceeds is being assigned, and that each party to the transaction has informed the other of the value of the right being assigned and that the party of interest has been advised of his or her right to file a claim for the excess proceeds on his or her own behalf. In addition, Fresno County requires the document to be notarized and requires a copy of a photo identification card for both the assignee and the assignor.

The law requires that a claim be filed **within one year of the date of the Tax Collector's recording of the deed to the purchaser**. By law, we cannot accept claims after one year from the recorded date; nor can we begin processing of claims until one year has passed from the same date.

The Tax Collector will submit a recommendation to the Board of Supervisors regarding the disposition of the excess proceeds. If the Board's review results in the approval of the claim, a county check will be issued in payment. However, the law does not allow the issuing of the check prior to 90 days following the action taken by the Board of Supervisors.

bid for assets

(e) Other Conditions of Purchase and Sale. All purchases and sales of Assets and use of the Site by Members shall be conducted in compliance with applicable law. Purchases made on the Site are entirely without recourse to Bid4Assets. All Members acknowledge and agree that closing of all sales of Assets may be subject to final approval of a court (including a bankruptcy court) or other agency and that if such approval is not obtained, the Seller may withdraw such Asset after a completed bidding process without any recourse or liability on the part of Seller. In the case of a sale of any Assets from a bankruptcy estate, a sale is not final until a bankruptcy court gives final approval of the sale.

(g) Conducting Due Diligence. Bidders are required to conduct any research or due diligence of an Asset that they wish to conduct prior to making a bid. Bidders wishing to physically inspect Assets seen on the Site may make arrangements to do so at Seller's discretion. The Asset description may contain information regarding inspections and other due diligence opportunities available. However, in the case of an Asset such as a promissory note,

mortgage, or other Asset that involves a payer or debtor or other third party that is not a Seller and not part of the purchase and sale transaction on this Site, **Then Bidders are strictly prohibited from contacting such payers, debtors, or other third parties until the bidding is complete, the winning Bidder has paid for the Asset in full, and the purchase and sale of the Asset is settled.**

Permitted due diligence includes reviewing the Seller's description of an Asset, as well as reviewing land records, tax records, appraisals, and other publicly available sources

3.5 OTHER RESPONSIBILITIES OF THE BUYER

(a) Non-Performing Bidders.When a bidder prepares to place a bid they will be asked to provide Bid4Assets with a credit or debit card number that we will keep on file. The card will only be charged in the event the bidder wins the auction but does not perform, i.e. pay the seller. All bidders should be aware that they have entered into a legally binding agreement if they place a winning bid on an auction on Bid4Assets. Please see our Terms of Service, section 3.3 (b.) "offer and acceptance – binding contract between buyer and seller." Every bidder must agree to the Terms of Service before bidding. We take bidder performance very seriously and expect every winning bidder to complete their transaction. We vigorously enforce any violation of policy. A "non-performing" winning bidder will be subject to the following penalties:

- i. If a deposit was required to bid, your deposit will be forfeited.**
- ii. If the auction does not require a deposit, bidders are required to have a credit card number on file. Non-performing bidders will be charged a fee of \$250 for real estate auction and \$100 for all other auctions.**
- iii. For the first "non-performing," offense: You will be automatically suspended from buying or selling on Bid4assets or Bid4homes for 60 days. You must request re-instatement in writing via email to service@bid4assets.com. Suspension may be lifted 60 days after we receive your request for reinstatement.**
- iv. For the second "non-performing," offense: You will be permanently suspended from the Bid4Assets site.**

Fresno bee article against JD home attorney for federal debt collection violations

The other lawsuit was filed against Lance Armo, the second most frequent counsel for landlords in evictions in Fresno County Superior Court, according to the complaint.

The lawsuit alleges an employee from Armo's office in May 2019 delivered a pay-or-quit notice to Angela Sanchez, a Fresno renter and Section 8 voucher-holder. The notice said she owed \$396 in past-due rent for three months. However, her share of the voucher was allegedly \$0 during those months.

The case was dismissed and Sanchez stayed in her home. But according to Sanchez's attorney with CCLS, Ruben Luis Garcia, Armo's office violated federal debt collection laws by not informing the consumer of their right to dispute a debt and provided misleading information about a debt.

FRESNO COUNTY AUDITOR-CONTROLLER/TREASURER-TAX COLLECTOR
TAX COLLECTION DIVISION

CLAIM FOR EXCESS PROCEEDS FROM
THE SALE OF TAX DEFAULTED PROPERTY

(See enclosed instructions for filing claim)

TO: Oscar J. Garcia CPA, Auditor-Controller/Treasurer-Tax Collector

RE: APN 329-162-03 Date of Sale: March 8-11, 2019

I, the undersigned claimant, request that I be awarded excess proceeds in the amount of \$ 49400 resulting from the sale of the above property.

I claim my status as a party of interest pursuant to California Revenue and Taxation Code Section 4675. I hereby state that I am a rightful claimant and base my status and right to file this claim on the following information and documentation: THE OUT CLAIM DEED FILE 6/12/08 FOR # 2008-0085458 THE NOTICE OF PERSONAL CONTACT FOR SALE OF DEFAULTED PROPERTY FEB 21, 2019, THE BID FOR ASSET SOLD FOR 49,400 \$/19 THE 2018-19 SECURED PROPERTY TAX BILL THE 2017-18 DELINQUENT SECURED PROPERTY TAX NOTICE AND THE 2016-17 DELINQUENT SECURED PROPERTY NOTICE ALL WITH SANDERS PHILLIP AS THE SOLE PROPERTY OWNER THE TAX DEED TO PURCHASER OF TAX

DEFAULTED DEC 2019-0041420 SHOW PROPERTY LIST ASSESSED CA ID N9207757 (11 PAGES) SANDERS, Phillip
PLEASE ENCLOSE COPIES OF DOCUMENTS SUPPORTING YOUR CLAIM AND A COPY OF YOUR PHOTO IDENTIFICATION AS STATED IN THE INSTRUCTIONS FOR FILING CLAIM. THE CLAIM FORM AND ANY ASSIGNMENT FORMS MUST CONTAIN ORIGINAL SIGNATURES (NOT COPIES).

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

Executed on 4/20/20 at FRESNO CA
Date City and State



Signature of Claimant (must be original signature)

Phillip SANDERS
Printed Name

Mailing Address: 1448 W American
FRESNO CA 93702

Phone: N/A

VIDEO FILE #1 checked with

COPY

Recording Requested By:

Phillip SANDERS

And when recorded mail to:

Name: Phillip SANDERS

Street Address: 347 W ALMY

City State Zip: FRESNO CA 93706



FRESNO County Recorder

Robert C. Werner

DOC- 2008-0085458

Thursday, JUN 12, 2008 13:13:55

Tel Pd \$14.00

Nbr-0802785134

JZG/RE/1-2

Space above this line for recorder's use

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0
 computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale.

Phillip SANDERS
Authorship of Declaration or Agent Determining Tax Form Above

WE, MARION SANDERS AND MARY SANDERS HUSBAND AND WIFE AS JOINT TENANT

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release, convey and forever quitclaim to PHILIP SANDERS

the following described real property in the City of FRESNO County of FRESNO State of CA:

The West 100 feet of the following described property
The East 505-1/2 feet of the South 120 feet of the West 755-1/2 feet of Lot 96 of Central California Colony, City of Fresno, County of Fresno, State of California, according to the map thereof recorded August 2, 1875 in Book 2, Page 1 of plate, in the office of the County Recorder of said County

Assessor's parcel No. 329-162-03

Executed on April 7 2008 in the City of FRESNO State of CA

Mary Alice Sanders
Don Marion Sanders

STATE OF CA
COUNTY OF FRESNO

On 4/07/2008 before me, MARGARITA GONZALEZ Notary Public, personally appeared MARY ALICE SANDERS and MARION SANDERS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margarita Gonzalez
Signature (Seal)



CAPACITY CLAIMED BY SIGNER(S)
 Individual(s)
 Corporate Officer(s)
 Partner(s) Limited General
 Attorney in Fact
 Trustee
 Guardian/Conservator

RIGHT THUMBPRINT (Optional)

MAIL TAX

STATEMENTS TO:

Wolcott Forms, our issuers and agents make no representations or warranty, express or implied, as to the fitness of this form for any specific use or purpose. If you have any question, it is always best to consult a qualified attorney before using this or any legal document. ©2005 WOLCOTT FORMS, INC.



7 6775 00790 9
Form 799 Rev. 10-05

ALL-PURPOSE ACKNOWLEDGMENT

Dated: 4/7/08

Rev Marion Sanders
MARION SANDERS

Dated: 4/7/08

Mary Alice Sanders
MARY ALICE SANDERS
AKA MARY SANDERS

STATE OF CALIFORNIA
COUNTY OF FRESNO

}
} ss. AKA MARY A SANDERS

On the 7TH day of APRIL, 2008, Before me, MARGARITA GONZALEZ, Notary Public, personally appeared MARION SANDERS & MARY A. SANDERS, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal

Margarita Gonzalez
NOTARY PUBLIC



2



Fresno County
Paul Diclos, CPA, County Recorder
2281 Tulare Street, Room 302
Fresno, CA 93721
Property Records (559) 600-3471
Vital Records (559) 600-3476

Receipt: 20-40149

Product	Name	Extended
RECCERT	OFFICIAL RECORDS CERTIFIED COPIES	\$3.00
	# of Pages	2
	# of Copies	1
	Oversized	False
Recorder OPR Certifications		\$1.00
Recorder OPR Copies		\$2.00
Total		\$3.00
Tender (Check)		\$3.00
Check Number	28317418163	
Paid By	PHILIP SANDERS	

Thank You

4/14/20 12:06 PM



County of Fresno

Oscar J. Garcia, CPA

Auditor-Controller-Treasurer-Tax Collector

NOTICE OF PERSONAL CONTACT
FOR SALE OF TAX-DEFAULTED PROPERTY

February 21, 2019

Form # 129
APN 329-162-03

SANDERS PHILLIP
347 W ALMY
FRESNO CA 93706

RE: 347 W ALMY FRESNO

Notice is hereby given by the Fresno County Tax Collector that five or more years have elapsed since the duly assessed and legally levied taxes on your property were declared in default. Your property is now subject to sale for nonpayment of taxes and will be offered for sale at a public internet auction starting Friday, March 8, 2019 unless the total amount to redeem the property is paid before the sale.

Your right of redemption will terminate at 5:00 p.m. on ~~Thursday~~ Friday, March 7, 2019, which is the last business day prior to the date of the sale. The total amount to redeem your property is \$10,387.29 if paid between February 1 and February 28, 2019 or \$10,487.67 if paid between March 1 and March 7, 2019. Payment must be made with cash, cashier's checks or money orders. No credit cards, business or personal checks will be accepted for payment.

Since you are listed as the assessee and the owner/occupant of this property, which is considered to be your primary residence, the Tax Collector is required by the California Revenue and Taxation Code Section 3744.7 to contact you in person to inform you of your right of redemption. The total amount to redeem your property indicated above includes all unpaid defaulted taxes, assessments, additional penalties and fees and a \$163.00 fee for making this personal contact.

We declare under penalty of perjury that the foregoing is true and correct and the following action was taken by us:

We did contact the owner/occupant of this property and left this notice with them. Phone # _____

We were unable to contact the owner/occupant of this property, but left this notice taped to the front door taped to the mailbox.

Fence

[Signature]

Deputy

[Signature]

Deputy

Date 2-21-19

Please contact the Secured Unit of our Tax Collection Division at (559) 600-3482 if you have any questions regarding this matter.

TAX COLLECTION DIVISION

Room 105 / 2281 Tulare Street / P.O. Box 1192 / Fresno, California 93745 / (559) 630-3482

Equal Employment Opportunity - Affirmative Action - Disabled Employee

[Real Estate](#) > [Other](#) > [All](#) > # 845153

Fresno County, CA: APN: 329-162-03



Seller Name: [Fresno County](#)
Rating: Not Applicable
Location: 347 W ALMY FR
FRESNO, CA 93706

SHRE

Asset was sold for \$49,400

Number of Bids:	78
<u>Winning Bid:</u>	\$49,400
<u>Winner:</u>	NoClue
<u>Minimum Bid:</u>	\$11,200
Your Bid Status:	Log in to view status
<u>Reserve:</u>	No Reserve!
Status:	Sold

Recording requested by:
Fresno County Tax Collector

When recorded mail to:
Bryce D Hovannisian
PO Box 3668
Pinedale, CA 93650



2019-0041420

FRESNO County Recorder
Paul Dichter, CPA

Wednesday, Apr 24, 2019 10:41:41 AM

Titles: 1 Pages: 1

Fees:	\$11.80
CA SBZ Fee:	\$0.00
Taxes:	\$64.45
Total:	\$76.25
FRESNO COUNTY TAX COLLECTOR	

Doc. Trans. Tax computed on full value of property conveyed \$4.45.
Located in City of FRESNO.

Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for FISCAL YEAR 2009-10
and for nonpayment were duly declared to be in default. DEFAULT # 89-02259

This deed, between the Fresno County Tax Collector (SELLER) and Bryce D Hovannisian; A Married Man as His Sole and Separate Property; Sole Owner (PURCHASER) conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER at a public auction held on March 8-11, 2019 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7 of the California Revenue and Taxation Code, for the sum of 49,400

No taxing agency objected to the sale.
In accordance with law, the SELLER hereby grants to the PURCHASER that real property situated in the County of Fresno, State of California, last assessed to SANDELL PHILLIP described as follows:

329-162-03

APN 329-162-03 MORE PARTICULARLY DESCRIBED AS "THE WEST 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 505-1/2 FEET OF THE SOUTH 120 FEET OF THE WEST 755-1/2 FEET OF LOT 96 OF CENTRAL CALIFORNIA COLONY, CITY OF FRESNO, ACCORDING TO THE MAP THEREOF RECORDED AUGUST 2, 1875 IN BOOK 2, PAGE 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY." IN THE CITY OF FRESNO.

Executed on
4/22/2019

By
Oscar J. Garcia, CPA, Fresno County Tax Collector

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

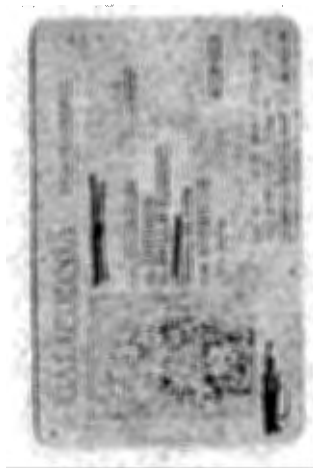
On 4/22/2019, before me, Natalie Nino, deputy County Clerk, personally appeared OSCAR J. GARCIA, CPA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:







County of Fresno

Oscar J. Garcia, CPA
Auditor-Controller/Treasurer-Tax Collector

NOTICE OF EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

May 14, 2019

Phillip Sanders
347 W Almy Ave
Fresno CA 93706

APN: 329-162-03
Item No: 123
Last Assessee: SANDERS PHILLIP;

Filed 4/22/20
by Phillip SANDERS

The above property was declared subject to the Tax Collector's power of sale for non-payment of taxes and sold at public auction on March 8-11, 2019. Parties of interest, as defined in California Revenue and Taxation Code Section 4675, have a right to file a claim for the excess proceeds remaining after the tax and assessment liens and costs of the sale have been satisfied.

Since our records indicate that you may be a party of interest, we are enclosing a claim form and instructions for filing. You may copy this form if additional forms are needed. Although the claim form facilitates processing, you may use your own claim form or letter format as long as the required information and supporting documentation are included.

The law requires that a claim be filed within one year of the date of the Tax Collector's recording of the deed to the purchaser. **Therefore, it is critical that a completed claim form along with all required supporting documents be received in our Tax Collection Division or postmarked no later than April 24, 2020. Please refer to the "Instructions For Filing Claim" to ensure all required documents are submitted.** By law, we cannot accept claims after one year from the recorded date, nor can we begin processing of claims until one year has passed from the same date.

The law protects parties of interest by requiring that any assignment, to another person, of the right to claim excess proceeds, can be made only by means of a dated, written document. The document must specifically state that the right to claim excess proceeds is being assigned and that each party to the transaction has informed the other of the value of the right being assigned. In addition, the Fresno County Tax Collector requires the document to be notarized and requires a copy of a U.S. government or state issued photo identification card for both the assignor and the assignee.

TAX COLLECTION DIVISION
Room 105 • 2281 Tulare Street / P.O. Box 1192 / Fresno, California 93715 / (559) 600-3482
Equal Employment Opportunity Employer

May 14, 2019

Page 2

The Tax Collector will submit a recommendation to the Board of Supervisors regarding the disposition of the excess proceeds. If the Board's review results in the approval of the claim, a county check will be issued in payment. However, the law does not allow the issuing of the check until 90 days following the action taken by the Board of Supervisors.

If you have any questions regarding this matter, please contact the Tax Collection Division at (559) 600-3482.

Sincerely,

OSCAR J. GARCIA, CPA
AUDITOR-CONTROLLER/TREASURER-TAX COLLECTOR



Manjit S. Dhaliwal
Accounting and Financial Division Chief
Tax Collection Division

PETITIONS FOR FRESNO COUNTY BOARD OF SUPERVISORS
TO RESCIND THE SALE AND RELEASE EXCESS PROCEEDS



Oscar S. Garcia *A. Avila* Chairman

Vice-Chairman

Mansuk Dhalwal
Accounting, Finance Chief

WHEN A COURT CAN AWARD POSSESSION OF REAL PROPERTY OVER
TO A PROPERTY MANAGEMENT COMPANY THAT DID NOT HAVE DEED RIGHTS TO BE
THE LANDLORD OR MANAGER

THEN HAVE THE SHERIFF TO AIDE IN THE ILLEGAL EVICTION RAISES A RED FLAG AS
TO HOW ANYONE CAN GET AWAY WITH A FEDERAL 14TH AMENDMENT VIOLATION
SO EASILY

JD HOME RENTALS NOT ONLY TOOK THE HOME FROM ME THE ORIGINAL OWNER
AND HAD ME ILLEGALLY EVICTED THEY ALSO TOOK THE HOME FROM THE COUNTY
ITSELF BY GAINING POSSESSION BEFORE THE DEED OF PURCHASE WAS NOTARIZED
ON 4/24/19 CLEARLY VIOLATING THE TAX SALE GUIDELINES

I HAVE NO OTHER RECOURSE BUT TO POST THIS PETITION ON SOCIAL MEDIA
AND GOFUNDME TO HIRE A ATTORNEY WHILE I WAIT THE COUNTY BOARD OF
SUPERVISOR RESPONSE TO THIS PETITIONS GRAND JURY AND U S ATTORNEY
OFFICE COMPLAINT

THE COMPLETE CASE CAN BE REVIEWED ON THE FRESNO SUPERIOR COURT
WEBSITE CASE NAME JD HOME VS PHILLIP SANCHEZ SLASH
PHILLIP SANDERS TRIAL CASE 19CECL02771 APPEALS 002812 BID FOR ASSEST
INFORMATION Real Estate > Other > All > # 845153 Fresno County, CA: APN: 329-162-03

PHILLIP SANDERS PETITIONER : DONATE AND FOLLOW US ON SOCIAL MEDIA AND
POD CAST EVERYONES RESPONSE WILL BE POSTED FOR TRIAL BY SOCIAL MEDIA
NO ONE IS ABOVE THE LAW

www.gofundme.com/help-with-property-tax-lien-sale
<https://www.facebook.com/LEGALEMERGENCYBROADCASTINGNETWORK>

NAME PHILLIP SANDERS
1448 W AMERICAN Fresno CA 93706
Email cpillford@gmail.com

PETITIONS THE FRESNO COUNTY BOARD OF SUPERVISORS

PHILLIP SANDERS

Vs

JD HOME RENTALS

PETITIONS FOR FRESNO COUNTY BOARD
OF SUPERVISORS TO RESCIND THE SALE

PROPERTY TAX SALE HISTORY 3/11/19

[Real Estate](#) > [Other](#) > [All](#) > # 845153 Fresno County, CA: APN: 329-162-03

Property sold in tax lien sale on 3/11/19, before the deed of purchase was notarized on 4/24/19 Bryce Hovannisian also owner of JD home rentals property management company used his brokers license won the bid for the property on 3/11/19 then filed a fraudulent eviction complaint on 3/15/19 and obtain possession of real property on 4/17/19 (otherwords) by the use of a fraudulent eviction complaint JD home rentals obtain the clerk default judgment and writ of possession well before the deeds to purchase of sale was notarized

The tax sale rules clearly state / The successful bidder may take possession of the property after the tax deed to purchaser has been recorded. Most title companies will not insure title on properties sold at public auction for at least one (1) year after the tax deed has been recorded.

The county rules clearly state / Legal action to challenge a tax sale may only be commenced in court if the person commencing the proceeding first petitions the Fresno County Board of Supervisors to rescind the sale within one (1) year of the tax recording date

When the appeals panels of Judges reversed the clerks default judgment and writ of possession issue 4/17/19 Stating you must secure title before serving notice to evict This gave way to numerous state and federal violations including your own county of Fresno tax sale procedure guidelines/states [THE SUCCESSFUL BIDDER MAY TAKE POSSESSION OF THE PROPERTY AFTER THE TAX DEED TO PURCHASER HAS BEEN RECORDED.

In this case The deed to purchaser recording date sets the excess proceeds filing deadline of April 24th 2020 Clearly interfering with the procedure of the tax sale to purchase notary date

These violations create a overwhelming hardship when the eviction process after sale is shortened while the excess proceed procedure takes about 14 months to complete you have a county holding much-needed monies from a person illegally evicted (ruling of appeals judges) cast into homelessness doing a covid-19teen pandemic such negligence calls for immediate attention (please release funds !)

Plus more county rules clearly state Legal action to challenge a tax sale may only be commenced in court if the person commencing the proceeding first petitions the Fresno County Board of Supervisors to rescind the sale within one (1) year of the tax recording date

The rescind of the sale would lessen the impact of civil liabilities relief sought against several county agencies for their participation in such an erroneous state and federal violations

The Fourth Amendment, made applicable to the States by the Fourteenth, *Ker v. California*, 374 U. S. 23, 39 (1963), provides in pertinent part that the "right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated" A "seizure" of property, we have explained, occurs when "there is some meaningful interference with an individual's possessory interests in that property"

When a court can award possession of real property to a property management company before they secured title to serve notice it's an outrageous flaw or interpretation of the law

When a property management company takes possession of real property without having deed rights to be the landlord or property manager is a outrageous criminal act, unprosecuted scam

FRAUD AND PERJURY ARE CRIMINAL ACTS THE PROPER EVICTION LAWS ARE IN PLACE TO SAFE GUARD PEOPLE BEING THROWN OUT ON THE STREETS LIKE HOMELESS DOGS, NO PROPERTY MANAGEMENT COMPANY SHOULD BE ALLOWED TO USE SUCH RUTHLESS ACTION AND KEEP THERE LICENSE IF NOT JAILED

The U S Attorney has a moral obligation to put a stop to such ruthless active awarding anyone real property that had no deed rights or title is as bad as posting a sign on a business no niggers allowed !! while judicial officials look the other way

This calls for immediate action complaints are being filed with the grand jury U S Attorney commission on judicial performance well as presiding judge

Excess proceeds tax guidelines gives the board 50 days to review the proceeds filed on 4/22/19 this should allow enough time for all the complaints filed to be forwarded to the board of supervisors to determine both the excess proceeds and the petition rescind sales

Legal action to challenge a tax sale may only be commenced in court if the person commencing the proceeding first petitions the Fresno County Board of Supervisors to rescind the sale within one (1) year of the tax recording date this petition has met this guidelines for future court civil actions

Therefore grounds and defendants for the petition rescind the sales Bryce Hovannisian and JD home rentals perjury fraud title slander violating the deed to purchase notary guidelines after tax sale and fictitious business practices

point being when you buy property and turn it over to a property management company to manage something showing you have title should be attached with a agreement signed if you do not prove title how could the property management company server notice on the original owner

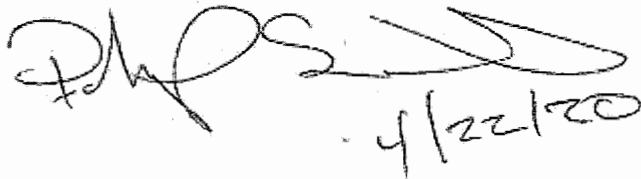
Please note the grand jury and US attorney complaint requesting injunctions and possible class action against the Superior Court and sheriff department for awarding real property to a person without a secured title proven in the winning appeal and manipulating a writ of execution and return writ by the sheriff that did not align with the court orders this displays clear signs of a coverup by a superior court and several county agencies bold face fraud perjury extortion and more

RELIEF SOUGHT

- 1 RESCIND THE SALE OF PROPERTY POSTED BELOW
- 2 RETURN PROPERTY TO PHILLIP SANDERS AS A FINE OR SANCTION
- 3 STRIPP BAND AND STOP JD HOME FROM PROPERTY MANAMENT FOR FICITTHOUS BUSINESS PRACTICE
- 4 STRIPP BRYCE HOVANNISIAN OF HIS TAX SALE BROKER LICENSE

THIS SHOULD LESSEN THE IMPACT FOR MY requesting FOR injunctions and possible class action AND FEDERAL CIVIL SUIT 1983 SECTION 28 UNDER THE COLOR OF LAW

THANK FOR YOUR TIME PHILLIP SANDERS PETITIONER


4/22/20



County of Fresno

Oscar J. Garcia, CPA
Auditor-Controller/Treasurer-Tax Collector

NOTICE OF EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

May 14, 2019

Phillip Sanders
347 W Almy Ave
Fresno CA 93706

FILED 4/22/20
BY PHILLIP SANDERS

APN: 329-162-03
Item No: 123
Last Assessecc: SANDERS PHILLIP;

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Sincerely,

OSCAR J. GARCIA, CPA
AUDITOR-CONTROLLER/TREASURER-TAX COLLECTOR



Manjit S. Dhaliwal
Accounting and Financial Division Chief
Tax Collection Division

From: Shelly Higginbotham <shelhigg@gmail.com>
Sent: Monday, July 06, 2020 11:30 AM
To: BOSComments
Cc: Cavalla, Jennifer
Subject: Public Comment item #11 (general public Comment)

Good Morning,

Thank you for taking my public comments.

I would like to extend my appreciation on behalf of the residents of Tamarack Estates to the Road Department, specifically John Thompson. Recently, the County patched a significant number of areas on Cordwood and Flintridge Roads. These maintenance efforts will help maintain the lifetime of our roads. We are very grateful to have these areas addressed.

Thank you,

Shelly Higginbotham
55578 Cordwood - Tamarack. Lakeshore, CA.
Pismo Beach, CA
Sent from my iPad