

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 19.3
(ID # 10127)

MEETING DATE:

Tuesday, January 26, 2021

FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item 522. Last assessed to: Dawn Eveanna Lane; Elvera Boggs; Nola Claire Brandt and her husband Richard A. Brandt; Rex German and his wife Lois German, or the survivor thereof; Josephine Jerome; Betty Baker; Grace German; Ellis Baker and his spouse Jeanette Baker, or the survivor thereof; Dorothy Poteet and her husband, Glen Poteet, or the survivor thereof; Otto Knoedler; Pauline Kotch; Lois Roberts and her spouse Max Roberts, or the survivor thereof; Roger German; Michelle Ann Muggy, Monte Ray Mathews, and Rhonda Jean Andrews, share and share alike, or the survivor(s) thereof; The Bellflower Elks Club; The Cancer Federation, Inc., a California Corporation; The Livingston-Wheeler Medical Clinic; Richard M. Robertson and Elaine M. Gengler; Rodney L. Knoedler; Jo Ann Lindner; Sharon Bradham; and Glenn N. Ferrier; all as interest may appear on record. District 5. [\$2,500- Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Nina L. Strain, heir to Elvera Boggs, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 478202053-3;
2. Authorize and direct the Auditor-Controller to issue a warrant to Nina L. Strain, heir to Elvera Boggs in the amount of \$2,500.95, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675;

Continued on Page 2


ACTION: Policy


Matthew Jennings, Treasurer-Tax Collector 1/13/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: January 26, 2021
xc: Treasurer, Auditor

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$16,737.15 to the county general fund pursuant to Revenue and Taxation Code Section 4674, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$2,500	\$ 0	\$2,500	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 24, 2016 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 14, 2016. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 10, 2016, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's Office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined title reports to notify all parties of interest attached to the parcel.
2. Researched all last assessees through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4675.

According to Revenue and Taxation Code 4675 (a), any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on July 14, 2016.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Nina L. Strain, heir to Elvera Boggs based on an Order Settling third and Final Account and Report of Executor, for Authority to Withhold Funds, for Authority to Pay Net Rents, for Payment of Executor's and Attorney's Statutory Commissions and Attorney's Extraordinary Fees, and for Final Distribution Pursuant to Will recorded September 26, 1997 as Instrument No. 351064, an Affidavit under California Probate Code, Section 13100 et seq. for the Estate of Elvera E. German Boggs, and an Original Death Certificate for Elvera Elna Boggs.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Nina L. Strain, heir to Elvera Boggs be awarded excess proceeds in the amount of \$2,500.95. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$16,737.15 will be transferred to the county general fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to the heir to the estate of a last assessee and transferred to the county general fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Strain


Stephanie Perez, Principal Management Analyst 1/20/2021


Gregory L. Priamos, Director County Counsel 10/5/2020

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 522 Assessment Number: 478202053-3

Assessee: ROBERTSON, RICHARD M & GENGLER, ELAINE M & KNOEDLER, RODNEY & FERRIER,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

2017 MAY 31 AM 11:27
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

naive - naive - naive - heir

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ _____ from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. _____ recorded on _____. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

My mother, Elvera E Bages, was the sister of Melvin E Herman. At his death he owned much real estate. His will named many heirs I do not have a copy of his will or any deeds. My mother died in 2008 and I am her only child. I have been told that she was to inherit 10% of his holdings plus a portion of what was not claimed by others + if she died I was to get her share. I am enclosing her original death cert. and copies of my birth cert. + current driver's license. SAFE provided for death cert.

over ->

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 21st day of April, 2017 at Harrison County, Iowa
County, State

Nina L. Strain
Signature of Claimant

Lorraine Peterson
Signature of Claimant
NOTARY



NINA L. STRAIN
Print Name

Print Name

107 N ARCHER, PO Box 35
Street Address

Street Address

Module IA 51556
City, State, Zip

City, State, Zip

712-645-2101
Phone Number

Phone Number

COUNTY OF LOS ANGELES - REGISTRAR-RECORDER

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH
VITAL STATISTICS

3157

LOCAL REGISTRAR No. 538

1. PLACE OF BIRTH, Dist. No. 1975
Country of Los Angeles STANDARD CERTIFICATE OF BIRTH
City or Long Beach
Rural Registration District Long Beach No. Seaside Hospital Ward

2. FULL NAME OF CHILD JOHN EUGENE BOGGS
(If child is not yet named, make supplemental report as directed.)

3. Sex <u>Female</u>	4. Twin, triplet, or other S. Number, in order of birth	5. Prenatal Full term <u>X</u>	7. Date of birth (Month, day, year) <u>April 12, 1935</u>
6. FATHER <u>Robert Doyle Boggs</u>		8. MOTHER <u>Myra Mae Gorman</u>	
9. Residence (usual place of abode; if nonresident, give place and State) <u>1201 Dawson Ave; Long Beach, Calif.</u>		10. Residence (usual place of abode; if nonresident, give place and State) <u>1201 Dawson Ave; Long Beach, Calif.</u>	
11. Color or race <u>White</u>	12. Age at last birthday <u>27</u> years	13. Color or race <u>White</u>	14. Age at last birthday <u>27</u> years
15. Birthplace <u>Missouri</u>	16. Birthplace <u>Nebraska</u>	17. Occupation (State or country)	
18. Trade, profession, or particular kind of work done, as plumber, sweeper, bookkeeper, etc. <u>Sennan Mt. Glass</u>	19. Trade, profession, or particular kind of work done, as housewife, typist, nurse, clerk, etc. <u>Housewife</u>	20. Industry or business in which work was done, as grain store, lawyer's office, silk mill, etc. <u>None</u>	
21. Date (month and year) last engaged in this work <u>Apr. 19 35</u>	22. Total time (years) spent in this work <u>None</u>	23. Date (month and year) last engaged in this work <u>Apr. 19 35</u>	24. Total time (years) spent in this work <u>None</u>
25. If stillborn, period of gestation (months of weeks)	26. Date of stillbirth	27. Sex of stillbirth	
28. Was a prophylactic for <u>Yes</u> <u>Silver Nitrate</u>	29. Specify momentary irregularities		
30. Number of siblings of this mother (At time of this birth and including this child) <u>1</u> (a) How many still alive now living <u>1</u> (b) How many still not living <u>0</u> (c) Stillborn <u>0</u>			

C. CERTIFICATE OF ATTENDING PHYSICIAN OR MIDWIFE

I hereby certify that I attended the birth of this child, who was born alive at 12:30 P.M. on the date above stated.

*When there was no attending physician or midwife, then the father, mother, or other person should make this return. A stillborn child is one that neither breathes nor shows other evidence of life after birth.

Given name added from supplemental report Date of Apr. 15 35

Address Long Beach, Calif.

[SIGNED] R. H. Coggin, M.D.
Physician
S.O. Arnold, M.D.
Registrar

FILED MAY 10 1935 C. L. LOGAN, COUNTY RECORDER

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder.

Charles Weissburg
CHARLES WEISSBURG
Registrar-Recorder

MAR 26 1935
19-323090

This copy not valid unless prepared on engraved border displaying the County of Los Angeles Seal and Signature of Registrar-Recorder.

IOWA

WILLIAM H. HANCOCK

187 N. ANCHER STREET
MODELS IA 21456

NONCE

1935

1. DECEASED NAME (First, Middle, Last, Suffix) Evers Elna Boggs		2. SEX Female		3. DATE OF BIRTH (Mo., Day, Yr.) May 2, 2008	
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Cozad, Nebraska			5a. AGE Last Birthday (Mo.) 101	5b. UNDER 1 YEAR MO. DAY — —	5c. UNDER 5 DAY MO. DAY — —
6. FACILITY NAME (If not in Section 7, give street & no. and number) Styline Retirement Community			7. PLACE OF DEATH HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> SNHC - Assisted <input type="checkbox"/> Dementia/Alzheimers <input type="checkbox"/> DCA <input type="checkbox"/> Other (Specify): <input type="checkbox"/> Nursing Home/CLTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Other (Specify):		
8. CITY OR TOWN OF DEATH (If not in Section 4) Omaha 68134			9. COUNTY OF DEATH Douglas		
10. STREET AND NUMBER 7350 Grandland Drive		11. APT. NO. —		12. ZIP CODE 68134	
13. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed <input type="checkbox"/> Single <input type="checkbox"/> Other (Specify)			14. NAME OF SPOUSE (First, Middle, Last, Suffix) (If deceased, give date of death)		
15. FATHER'S NAME (First, Middle, Last, Suffix) Carl Nelson Gorman			16. MOTHER'S NAME (First, Middle, Last, Suffix) Janene Kucerna Jensen		
17. YEAR OF U.S. BIRTH FOREIGN BIRTH (date of arrival in U.S.) 1907		18. HUSBAND'S NAME Hina Shah		19. RELATIONSHIP TO DECEASED Daughter	
20. MANNER OF DEATH <input type="checkbox"/> Suicide <input type="checkbox"/> Poisoning <input type="checkbox"/> Overdose <input type="checkbox"/> Suffocation <input type="checkbox"/> Drowning <input type="checkbox"/> Hanging <input type="checkbox"/> Fire <input type="checkbox"/> Other (Specify)		21. GENERAL CAUSE OF DEATH Pneumonia		22. ICD-10 CODE J13.95	
23. CEMETERY, OPERATOR OR OTHER LOCATION St. John's Lutheran Cemetery			24. CITY/TOWN North of Cozad		
25. STATE Nebraska			26. ZIP CODE 68130		
27. FUNERAL HOME NAME AND ADDRESS (Street, City or Town, State) Bonyman Funeral Home, 620 East 22nd St., PO Box 42, Cozad, Nebraska					
CAUSE OF DEATH (See instructions and annotations)					
28. ICD-10 CODE (See instructions and annotations)					
29. ICD-10 CODE (See instructions and annotations)					
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98. ICD-10 CODE (See instructions and annotations)					
99. ICD-10 CODE (See instructions and annotations)					
100. ICD-10 CODE (See instructions and annotations)					

To Be Completed by FUNERAL DIRECTOR

To Be Completed by CERTIFIER

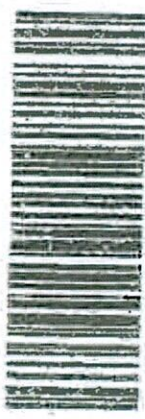
To Be Completed by ALTERNATE COUNTY CLERK

This certifies this document to be a true copy of an original record on file with Vital Statistics, Douglas County Health Dept., Omaha, Nebraska. Certified copies must have a raised seal in the area to the left. Reproductions of this green certificate are not legal copies.

Date Issued: **MAY 09 2008**

Registrar: **Adel... our**

N. STEARN
107 N Archer P.O. Box 35
Mojave IA 51556



7015 0750 0000 4944 1997

Don Kent, Treasurer - Tax Collect.
P.O. Box 12005
Riverside, CA 92502-2005



Attn: E. D

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

GEORGE S. ATKINSON, III
Attorney at Law
566 N. State College Blvd.
Suite 1200
Orange, CA 92668

Mail the Statement To:

Dorothy Potant
P.O. Box 877
Sun City, CA 92586

✓ 351064
RECEIVED FOR RECORD
AT 8:00 O'CLOCK

W

✓ SEP 26 1997

RECORDED
INDEXED

Page 42

ORDER SETTLING THIRD AND FINAL ACCOUNT AND REPORT ON
RENTOR, FOR AUTHORITY TO WITHHOLD FUNDS, FOR
AUTHORITY TO PAY NET DEBTS, FOR PAYMENT OF
EXECUTOR'S AND ATTORNEY'S STATUTORY COMMISSIONS
AND ACCOUNTS' EXTRAORDINARY FEES, AND FOR
FINAL DISTRIBUTION PURSUANT TO WILLS

4/2/11

[Names of Distributees and percentage interests are
listed under Item a. on p.3 of Order]

Re: Unimproved Property in Moreno Valley, California
(Full legal on pp. 7-9 of Order)

REF'S: 486200001-7
478202010-4
478151004-2
478151001-9

1 ✓ GEORGE E. JENKINSON, III
2 Attorney at Law
3 500 N. State College Boulevard
4 Suite 1200
5 Orange, California 92668
6 (714) 334-7878; FAX (714) 334-3869
7 State Bar #37781

FILED

AUG 27 1997

JAMES CLARKE
County Clerk
CLERK OF SUPERIOR COURT

8 Attorney for Victor Gengler, Executor

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 FOR THE COUNTY OF LOS ANGELES

11 Estate of
12 MELVIN E. GERMAN,
13 aka MELVIN EILER GERMAN,
14 Deceased.

15 Case No. VP 003 320
16 ORDER SETTING THIRD AND FINAL
17 ACCOUNT AND REPORT OF EXECUTOR,
18 FOR AUTHORITY TO WITHHOLD
19 FUNDS, FOR AUTHORITY TO PAY
20 TAXES, FOR PAYMENT OF
21 EXECUTOR'S AND ATTORNEY'S
22 STATUTORY COMMISSIONS AND
23 ATTORNEY'S EXTRAORDINARY FEES,
24 AND FOR FINAL DISTRIBUTION
25 PURSUANT TO WILL

19 Victor Gengler, Executor of the Will of MELVIN E. GERMAN, aka
20 MELVIN EILER GERMAN, deposed, having presented his Third and
21 Final Account and Report of Executor and Petition for its
22 Settlement, for Authority to Withhold funds, for Authority to Pay
23 Net Taxes, for Payment of Executor's and Attorney's Statutory
24 commissions and Attorney's Extraordinary Fees, and for Final
25 Distribution Pursuant to Will, and the same coming regularly for
26 hearing on July 18, 1997, 8:30 a.m., in Dept. D with Charles E.
27 Frisco, Judge, provided; all notices of said hearing having been
28

///

1 given as required by law, the court, after hearing the evidence,
 2 and finding that the property of said estate is separate property,
 3 and that there are no personal property taxes due and payable by
 4 the estate, approves said third and final account and report and
 5 orders as follows:

6 It is ordered, ADJUDGED, AND DECREED by this court that due
 7 notice to the creditors of said decedent has been given; that the
 8 report and account are hereby approved, allowed, and settled
 9 accordingly; that the total property on hand is \$1,199,634.94 of
 10 which 5286,961.96 is in cash and money market accounts (per
 11 Exhibit 1, Items 1-6, and 8b); that all the acts and proceedings
 12 of Petitioner as Executor are confirmed and approved; that the net
 13 rents collected during probate administration on 6513-9517 Walnut
 14 and 3421 Walnut Avenue, Belvedere, totaling \$24,238.25, are
 15 ordered distributed to ROSEA CLARE BRANDT and her husband
 16 RICHARD A. BRANDT; that the Executor is hereby surcharged and
 17 ordered to pay the estate the sum of \$16,173.00, such surcharge
 18 representing the interest on the late payment of the Federal and
 19 California estate taxes; that the Executor is authorized to pay
 20 himself the sum of \$16,364.72 in satisfaction of his statutory
 21 fees; that the Executor is ordered to pay to George E. Atkinson,
 22 III, the sum of \$18,182.62 in satisfaction of his statutory
 23 attorney's fees and the further sum of \$3,889.00 in satisfaction
 24 of his extraordinary fees; that the Executor is authorized to
 25 withhold \$5,000.00 to cover property taxes on the ten (10)
 26 remaining parcels of real property, final income taxes,
 27 accountant's fees, and any other closing costs, and to distribute
 28 the remaining balance to the individuals and organizations set

1 forth below in the percentages shown without additional court
 2 orders; and that pursuant to the terms of the Decedent's Will and
 3 the seven (7) Assignments of Interest filed herein, and due to the
 4 death of estate beneficiary Norman Bergman, the real property and
 5 the stock of the estate is hereby ordered distributed as follows:

6 a. Unimproved real property in Moreno Valley, California,
 7 identified on Exhibit 1 as Items 5a, 5b, 5c, and 5d, are
 hereby ordered distributed to:

- 8 1. Thirteen percent (13%) to NEVA ROBERTSON;
- 9 2. Thirteen percent (13%) to DANN SUZANNA LAWE;
- 10 3. Thirteen percent (13%) to ELVIRA BOCCIA;
- 11 4. Five percent (5%) to NOLA CLAIRE BRANDT and her
 husband, RICHARD A. BRANDT, or the survivor
 thereof;
- 12 5. Five percent (5%) to MAX GERMAN and his wife, LOIS
 GERMAN, or the survivor thereof;
- 13 6. Five percent (5%) to JOSEPHINE JEROME and
- 14 7. Five percent (5%) to BETTY BARGEN;
- 15 8. Four percent (4%) GRACE OSBURN;
- 16 9. Four percent (4%) to ELLIS BAKER and his spouse,
 JEANETTE BAKER, or the survivor thereof;
- 17 10. Four percent (4%) to DOROTHY POTTER and her
 husband, GLEN POTTER, or the survivor thereof;
- 18 11. Four percent (4%) to OTTO KNOEDLER and his spouse,
 GRACE KNOEDLER, or the survivor thereof;
- 19 12. Four percent (4%) to HERBERT GERMAN BROWN;
- 20 13. Three percent (3%) to RAULINE KOTEN;
- 21 14. Three percent (3%) to LOIS ROBERTS and her spouse,
 MAX ROBERTS, or the survivor thereof;
- 22 15. Three percent (3%) to EVELYN FERRISS;
- 23 16. Three percent (3%) to ROSEN GERMAN;
- 24 17. Three percent (3%) to MICHELLE ANN MURPHY, MONTE
 RAY MATHEWS, and REGINA JEAN ANDREWS, share and
 share alike, or the survivor(s) thereof;
- 25 18. Two percent (2%) to The Halliwell Elks Club;
- 26 19. Two percent (2%) to The Cancer Federation, Inc., a
 California corporation;
- 27 20. Two percent (2%) to the Livingston-Wheeler Medical
 Clinic.

28 b. Unimproved real property in Escondido, California,
 identified on Exhibit 1 as Items 6a, 6b, 6c, 6d, and 6e,
 are hereby ordered distributed to:

- 29 1. Seventeen and sixty-seven hundredths percent
 (17.67%) to NEVA ROBERTSON;
- 30 2. Seventeen and sixty-seven hundredths percent
 (17.67%) to DANN SUZANNA LAWE;

- 1 3. Seventeen and sixty-six hundredths percent (17.66%) to ELVIRA BOGGY.
- 2 4. Five percent (5%) to NOLA MAIRIE BRANTZ and her
- 3 husband, RICHARD A. BRANTZ, or the survivor
- 4 thereof;
- 5 5. Five percent (5%) to JOE GERMAN and his wife, LOIS
- 6 GERMAN, or the survivor thereof;
- 7 6. Five percent (5%) to JOSEPHINE JACOBI; and
- 8 7. Five percent (5%) to HENRY BAKER;
- 9 8. Four percent (4%) to DOROTHY FOWLER and her
- 10 husband, GLEN FOWLER, or the survivor thereof;
- 11 9. Four percent (4%) to GLEN KROEDER and his spouse,
- 12 GRACE KROEDER, or the survivor thereof;
- 13 10. Four percent (4%) to FLORENCE GERMAN SMITH;
- 14 11. Three percent (3%) to LOIS ROBERTS and her spouse,
- 15 MAX ROBERTS, or the survivor thereof;
- 16 12. Three percent (3%) to ROGER GERMAN;
- 17 13. Three percent (3%) to MICHELLE ANN MUGGY, MONTY
- 18 RAY MUMFORD, and RONDA JEAN SANDERS, share and
- 19 share alike, or the survivor(s) thereof;
- 20 14. Two percent (2%) to The Ballishev's Clinic;
- 21 15. Two percent (2%) to The Cancer Federation, Inc., a
- 22 California corporation;
- 23 16. Two percent (2%) to The Livingston-Hausler Medical
- 24 Clinic.

c. Unimproved real property in twenty-nine parcels, California, identified on Exhibit 1 as Item 7, are hereby ordered distributed to:

- 15 1. Seventeen and sixty-seven hundredths percent (17.67%) to REVA ROBERTSON;
- 17 2. Seventeen and sixty-seven hundredths percent (17.67%) to BAWN SWANSON LARA;
- 18 3. Seventeen and sixty-six hundredths percent (17.66%) to ELVIRA BOGGY;
- 19 4. Five percent (5%) to NOLA MAIRIE BRANTZ and her
- 20 husband, RICHARD A. BRANTZ, or the survivor
- 21 thereof;
- 22 5. Five percent (5%) to JOE GERMAN and his wife, LOIS
- 23 GERMAN, or the survivor thereof;
- 24 6. Five percent (5%) to JOSEPHINE JACOBI; and
- 25 7. Five percent (5%) to HENRY BAKER;
- 26 8. Four percent (4%) to DOROTHY FOWLER and her
- 27 husband, GLEN FOWLER, or the survivor thereof;
- 28 9. Four percent (4%) to GLEN KROEDER and his spouse,
- GRACE KROEDER, or the survivor thereof;
10. Four percent (4%) to FLORENCE GERMAN SMITH;
11. Three percent (3%) to LOIS ROBERTS and her spouse,
- MAX ROBERTS, or the survivor thereof;
12. Three percent (3%) to ROGER GERMAN;
13. Three percent (3%) to MICHELLE ANN MUGGY, MONTY
- RAY MUMFORD, and RONDA JEAN SANDERS, share and
- share alike, or the survivor(s) thereof;

- 1 15. Two percent (2%) to The Ballflower Elks Club;
- 2 16. Two percent (2%) to The Cancer Federation, Inc., a
- 3 California corporation;
- 4 16. Two percent (2%) to The Livingston-Sheeler Medical
- 5 clinic.

d. 17,049 shares of Overland Bank stock (not known as FP
 6 Savings) identified on Exhibit 1 as Item 8, are hereby
 7 ordered distributed to:

- 8 1. Thirteen and thirty-three hundredths percent
- 9 (13.33%) to EVA ROBERTSON;
- 10 2. Thirteen and thirty-four hundredths percent
- 11 (13.34%) to DANN EYANNA LANE;
- 12 3. Thirteen and thirty-three hundredths percent
- 13 (13.33%) to MARIE BOGGS;
- 14 4. Five percent (5%) to NOLA CLARE BRADY and her
- 15 husband, RICHARD A. BRADY, or the survivor
- 16 thereof;
- 17 5. Five percent (5%) to RAY GIBSON and his wife, LOIS
- 18 GIBSON, or the survivor thereof;
- 19 6. Five percent (5%) to JOSEPHINE SPACHE; and
- 20 7. Five percent (5%) to BERTY BEER;
- 21 8. Four percent (4%) GRACE GEMMAY;
- 22 9. Four percent (4%) to ELLIS BAKER and his spouse
- 23 QUAINIA BAKER, or the survivor thereof;
- 24 10. Four percent (4%) to BERTINE POTTER and her
- 25 husband, GLEN POTTER, or the survivor thereof;
- 26 11. Four percent (4%) to OTTO KROEBER and his spouse,
- 27 GRACE KROEBER, or the survivor thereof;
- 28 12. Four percent (4%) to FLORENCE GEMMAY SMITH;
- 13 three percent (3%) to LOIS ROBERTS and her spouse,
- 14 RAY ROBERTS, or the survivor thereof;
- 15 14. Three percent (3%) to KYLEA FERRERY;
- 16 15. Three percent (3%) to ROBERT GERRAM;
- 17 16. Three percent (3%) to MARGARET ANN WOOD, MARGA
- 18 RAY WOODS, and MARGARET ANN WOODS, share and
- 19 share alike, or the survivor(s) thereof;
- 20 17. Two percent (2%) to The Ballflower Elks Club;
- 21 18. Two percent (2%) to The Cancer Federation, Inc., a
- 22 California corporation;
- 23 19. Two percent (2%) to The Livingston-Sheeler Medical
- 24 clinic;
- 25 20. Two percent (2%) to The Scripps Clinic.

26 Further, the Court hereby orders that the assets identified
 27 on Exhibit 1 as Items 1 through 6, 8a, 8b, and 10, along with any
 28 heretofore unknown or hereafter discovered property, and after
 payment of the specific bequest of the net rents, expenses of

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1 administration, and closing costs, are hereby ordered distributed
2 as follows:

- 3 1. Eleven percent (11%) to NEVA ROBERTSON;
4 2. Eleven percent (11%) to DAWN EVELYN LAMB;
5 3. Eleven percent (11%) to ELVERA BOGGS;
6 4. Five percent (5%) to FOLA CLAIRO BRONK and her
7 husband, RICHARD A. BRONK, or the survivor
8 thereof;
9 5. Five percent (5%) to REX GERMAN and his wife, LOIS
10 GERMAN, or the survivor thereof;
11 6. Five percent (5%) to JOSEPHINE JEROME; and
12 7. Five percent (5%) to BETTY BAKER;
13 8. Four percent (4%) GRACE GERMAN;
14 9. Four percent (4%) to ELLIS BAKER and his spouse
15 JEROME BAKER, or the survivor thereof;
16 10. Four percent (4%) to DOROTHY POSEY and her
17 husband, GLEN POSEY, or the survivor thereof;
18 11. Four percent (4%) to GREG KNODLER and his spouse,
19 GRACE KNODLER, or the survivor thereof;
20 12. Four percent (4%) to FLORENCE GERMAN SMITH;
21 13. Three percent (3%) to PAULINE KUTCH;
22 14. Three percent (3%) to LOUIE ROBERTS and her spouse,
23 MAX ROBERTS, or the survivor thereof;
24 15. Three percent (3%) to EVELYN BERNER;
25 16. Three percent (3%) to ROGER GERMAN;
26 17. Three percent (3%) to MICHELLE ANN MUSCO, NICHOLE
27 RAY MATHIAS, and HONDA JEAN ANDREWS, share and
28 share alike, or the survivor(s) thereof;
18. Two percent (2%) to The Bellflower Rike Club;
19. Two percent (2%) to The Rotary Club of Paramount,
20 city of Paramount;
21 20. Two percent (2%) to The Rotary Club of Bellflower,
22 city of Bellflower;
23 21. Two percent (2%) to The Cancer Federation, Inc., a
24 California corporation;
25 22. Two percent (2%) to The Livingston-Wheeler Medical
26 Clinic;
27 23. Two percent (2%) to The Scripps Clinic.

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EXHIBIT 1
PROPERTY ON HAND
AS OF JUNE 25, 1987

CASH:

1. Lockheed Federal Credit Union Savings Account #2222007-0 5/25/87	\$ 46,076.66
2. Lockheed Federal Credit Union Checking Account #2222007-0 5/25/87	12,032.00
3. Fidelity First Federal Account #327011102 5/5/87	109,341.95
4. Bank of America Account #00703-19697 5/12/87	102,275.34
TOTAL CASH	\$ 270,726.35

REAL PROPERTY:

5. Moreno Valley, California, unimproved
real property consisting of:

- a. 8.61 acres located in County of
Riverside, CA, legally described as:
Lot 4 in Block 120, Map No. 1, MERR
VALLEY & ALESSANDRO DEVELOPMENT CO.,
in the County of Riverside, State of
California, as per map recorded in Book
11 page 19 of Maps, in the Office of
the County Recorder of San Bernardino
County, California, together with those
portions of Alessandro Boulevard and
Inselde Street, within said Block,
lying westerly of the Easterly line
of said Lot, prolonged northerly and
northerly of the southerly line of
said Lot, prolonged westerly.
Assessor's Parcel No.: 46220001-7
- b. .51 acres located in County of Riverside,
CA, legally described as: Lot 6 in Block
20 MERRIOW TOWNSITE, as per map recorded in
Book 11, page 19 of Maps, in the Office of
the County Recorder of San Bernardino
County, California, together with those

portions of Sterling Street and Hixford Avenue within said block lying southerly of the southerly prolongation of the north line of said lot and easterly of the southerly prolongation of the west line of said lot.
Assessor's Parcel No.: 470203010-4

c. Real property located in County of Riverside, CA, legally described as: Lots 1, 2, 3, 4, 13, 14 and 15, in Block 41, of the Town of Moreno, in the County of Riverside, State of California, as per map recorded in Book 11 page 19 of Maps, in the Office of the County Recorder of San Bernardino County, California, together with the half-widths of the alleys and of Hutchison Street adjoining said lots and those portions of Alessandro Boulevard and Kimberly Avenue all within said Block, lying easterly of: the west line of said Lot 4 prolonged northerly and easterly of the west line of the east half of the alley adjoining said Lot 13 prolonged southerly. Except the interest, if any, of the County of Riverside, in Alessandro Boulevard.
Assessor's Parcel No.: 470151001-2

d. Real property located in the unincorporated area in the County of Riverside, CA, legally described as Lot 5 of Block 41 in MORENO as per plat recorded in Book 11, Page 19 of Maps, in the office of the recorder of San Bernardino County.
Assessor's Parcel No.: 470151001-9

6. Hesperia, California, unimproved real property consisting of:

a. Real property located in the City of Hesperia, County of San Bernardino, CA, legally described as:
The west half of the west half of the north 754 East of the north half of the southeast quarter of Section 21, Township 4 North, Range 5 West, S.B.M., according to the official plat of said land approved by the Surveyor General July 25, 1856. Assessor's Parcel No.: 3964551010000
(Formerly 10404 201 of 0000)

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- b. Real property located in the City of Hemet, County of San Bernardino, CA, legally described as: The east half of the west half of the north 25th East of the north half of the southeast quarter of Section 21, Township 4 North, Range 5 West, S.B.M., according to the official plat of said land approved by the Surveyor General July 25, 1856. Assessor's Parcel No.: 3064551030000 (Formerly 0404-221-02-0000)
- c. Real property located in the City of Hemet, County of San Bernardino, CA, legally described as: The east half of the east half of the north 25th East of the north half of the southeast quarter of Section 21, Township 4 North, Range 5 West, S.B.M., according to the official plat of said land approved by the Surveyor General July 25, 1856. EXCEPTING therefrom any portion of said land conveyed to the State of California by deed recorded November 28, 1941, in book 1507 of Official Records, page 224. Assessor's Parcel No.: 3064551030000 (Formerly 0404-221-02-0000)
- d. Real property located in the City of Hemet, County of San Bernardino, CA, legally described as: The west half of the east half of the north 25th East of the north half of the southeast quarter of Section 21, Township 4 North, Range 5 West, S.B.M., according to the official plat of said land approved by the Surveyor General July 25, 1856. EXCEPTING therefrom any portion of said land conveyed to the State of California by deed recorded November 28, 1941, in book 1507 of Official Records, page 224. Assessor's Parcel No.: 3064551030000 (Formerly 0404-221-02-0000)
- e. Real property located in the unincorporated area in the County of San Bernardino, CA, legally described as: PARCEL 1. The West 1/2 of the East 1/2 of the North 1/2 of the Southeast 1/4 of Section 21, Township 4 North, Range 5 West, San Bernardino Base and Meridian, according to the Official Plat of said land.

EXCEPT therefrom the South 752 feet thereof.
 Also excepting therefrom the North 264
 feet thereof. Also excepting therefrom
 portion of said land conveyed to the
 State of California by Deed recorded
 November 27, 1941, in Book 1307, Page
 384, Official Records, PALMEL 2. The
 East 1/2 of the East 1/2 of the North
 1/2 of the Southeast 1/4 of Section 21,
 Township 4 North, Range 5 West, San
 Bernardino Base and Meridian, according
 to the official Plat of said land.
 EXCEPT therefrom the South 752 feet
 thereof. Also excepting therefrom the
 North 264 feet thereof. Also excepting
 therefrom portion of said land conveyed
 to the State of California by Deed
 recorded November 27, 1941, in Book
 1307, Page 384, Official Records.
 Assessor's Parcel Nos.: 3064001070000,
 3064551060000
 (Formerly 8404-201-20; 6404-201-20)

7. Twenty-nine Palms unimproved real property
 consisting of:

Real property located in Twenty-nine
 Palms, County of San Bernardino,
 California, legally described as: the
 Southwest quarter of the Northeast quarter
 of the Northwest quarter of the Southeast
 quarter of Section 26, Township 1 North,
 Range 9 East, San Bernardino Base and
 Meridian, in the County of San Bernardino,
 State of California, according to United
 States Government Township Plat thereof.
 Assessor's Parcel No.: 0533171020000

STOCK:

3. 17,849 shares of Overland Bank,
 (not known as EP Bancorp), no CUSIP

TREASURY BILLS AND MONEY MARKET:

9. a. 412,000 U.S. Treasury Bills:
 7/10/1997 DD 4/07/1997
- b. Money Market account with Olden Discount
 Corporation, Account #080 05780 EQY
 Balance on 2/23/97 - \$10,130.58

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MORTGAGE NOTES:

10. Promissory note dtd 3/1/95 secured by deed of trust from sale of Nebraska Hotel and trailer: (A) Principal sum of \$128,000.00; obligor Nebraska Plastics, Inc.; with interest at 9% annum from 3/1/95, amortized and payable over 10 years at rate of \$2122.17/mo; 1st pay due 3/1/96 and 1st of each month following until principal and interest paid in full. (B) Each pay to be first credited to interest at rate of 9% annum and balance applied to principal reduction. (C) No prepayment penalty. (D) If promisor fails to make any payment on due date, or within 30 days thereafter, promisor entitled to declare entire unpaid balance due and payable immediately.

Secured by first deed of trust on: A tract of land in Lot 4, Tract "B" of the subdivision of part of the Southwest Quarter of Section 6, Township 10 North, Range 23 East of the 6th P.M., and more particularly described as follows: Beginning at the Northwest corner of Lot 4, Tract "B" of the subdivision of part of the Southwest Quarter of Section 6, Township 10 North, Range 23 East of the 6th P.M., and within the City of Grand, Dawson County, Nebraska; thence easterly and along the North line of said Lot 4, a distance of 154.60 feet; thence southerly 89° 24' right from the last described course, and along the East line of said Lot 4, a distance of 325.63 feet; thence westerly 90° 11' right from the last described course, a distance of 159.70 feet; thence northerly 90° right from the last described course, and along the West line of said Lot 4, a distance of 332.40 feet to the place of beginning, subject to easements and restrictions of record.

A tract of land in Lot 4, Tract "B" of the subdivision of part of the Southwest Quarter of Section 6, Township 10 North, Range 23 East of the 6th P.M., and within the City of Grand, Dawson County, Nebraska, and more particularly described as follows: Referring to the Northwest corner of Lot 4, Tract "B" of the subdivision of part of the Southwest Quarter of Section 6, Township 10 North, Range 23 East of the 6th P.M., and

351054

1 within the City of Oceans, Dawson County,
 2 Nebraska; thence Southerly and along the
 3 West line of said Lot 4, a distance of
 4 332.40 feet to the point of beginning;
 5 thence Easterly 90° right from the last
 6 described course, a distance of 163.75 feet;
 7 thence Southerly, 89° 49' right from the
 8 last described course, and along the East
 9 line of said Lot 4, a distance of 227.85
 10 feet; thence Northwesterly 112° 25' right
 11 from the last described course, and along
 12 the approx. Northerly right-of-way line of
 13 U. S. Highway No. 30 a distance of 172.70
 14 feet; thence Northerly 64° 15' right from
 15 the last described course, and along the
 16 East line of said Lot 4, a distance of
 17 301.90 feet to the place of beginning
 18 and containing 37,375 square feet, more
 19 or less, subject to easements and
 20 restrictions of record.

21 Principal and interest due as of 7/1/971
 22 \$142,175.78

23 Dated: AUG 27 1957

24 *Charles E. Fries*
 25 Judge of the Superior Court
 26 CHARLES E. FRIES

27 THE DOCUMENT TO WHICH THIS CERTIFICATE IS
 28 ATTACHED IS A FULL, TRUE AND CORRECT COPY
 OF THE ORIGINAL ON FILE AND RECORDED IN
 MY OFFICE. AUG 27 1957

29 ATTEST:
 30 JOHN A. BLAKE, Executive Officer
 31 of the Superior Court of California, County
 32 of Los Angeles

33 By *T. [Signature]*
 34 6 8 5

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER

GIOVANE PIZANO
INVESTMENT MANAGER

KIEU NGO
FISCAL MANAGER

MATT JENNINGS

August 10, 2017

Nina L Strain
PO Box 35
Modale, IA 51556

Re: APN: 478202053-3
TC 207 Item 522
Date of Sale: May 24, 2016

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 (Included in envelop)
- Notarized Statement of different/misspelled
- Notarized Authorization to for Agent to Collect Excess Proceeds
- Certified Death Certificate for
- Copy of Birth Certificates for


- Copy of Marriage Certificate for Nina L. Strain
- Original Note/Payment Book
- Updated Statement of Monies Owed (as of date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other --

Please send in all documents within 30 days (September 10, 2017). If you should have any questions, please contact me at the number listed below.

Sincerely,

Jennifer Romero

Tax Sale Operations Unit
(951) 955-3945
(951) 955-3990 Fax
jromero@RivCo.org

SENDER COMPLETE THIS SECTION		RECIPIENT COMPLETE THIS SECTION	
<input type="checkbox"/> Complete items 1, 2, and 3.		A. Signature	X
<input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you, or on the front if space permits.		B. Received by (Print)	
<input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		D. Is delivery address correct? If YES, enter deliver	
1. Article Addressed to:	EP 207 ITEM 522 Nina L Strain PO Box 35 Modale, IA 51556	3. Service Type	<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
	 9590 9402 1202 5246 5706 39	2. Article Number (transfer from service label)	7003 2240 0004 1556 9123
PS Form 3811, July 2015 PSN 7530-02-000-9053			

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR

4080 LEMON STREET, 4TH FLOOR * P.O. BOX 12005 * RIVERSIDE, CALIFORNIA 92502
WWW.COUNTYTREASURER.ORG * (951) 955-3900 * 1 (877) 748-2689 * FAX (951) 955-3923

Re: APN 478202053-3
TC 207 Item 522
DOS: 5/24/16

AFFIDAVIT
to comply with California Probate Code §§ 13100-13115

2019 DEC -6 PM 5:18

1. The undersigned hereby declare(s):
2. [I/We] make this declaration to induce [holder of property] to transfer to [me/us] the described property pursuant to California Probate Code §§13100-13115.
3. [Name of decedent] died at Elvera E. Gorman Boggs, while a resident of the City of Omaha, County of Douglas, Nebraska, California, on or about May 2 2008 leaving [a/one] will.
4. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.
5. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
6. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in California Probate Code §13050 does not exceed one hundred
7. fifty thousand dollars (\$150,000) and includes the following: [Describe the property to be transferred with sufficient detail to be identifiable.]

Parcel 478202053-3

8. The affiant or declarant is the successor of the decedent [as defined in California Probate Code §13006] to the decedent's interest in the described property.
9. No other person has a superior right to the interest of the decedent in the described property.
10. [My/Our] name(s), address(es), relationship(s) to the decedent and age(s) are as follows: [List]

I am Nina J. (Boggs) Strain only
Child of E. E. Boggs - Elvera Elna Gorman Boggs

11. The affiant or declarant requests that the described property be paid, delivered, or transferred to the affiant or declarant.
12. [I/We jointly and severally] agree to hold [property holder] free and harmless and indemnify [him/her] against all liability, claims, demands, loss, damages, costs and expense whatsoever that [he/she/it] may incur because of the transfer, payment, or delivery to [me/us] of the property.
13. The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: Aug. 15, 2017

Signature: Nina J. Strain

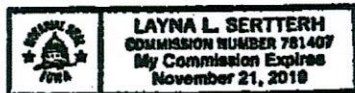
Dated: _____

Signature: _____

Subscribed and sworn to me before this 15th day of August, 20 17

Harrison County, Iowa
Notary Public in and for said County and State

My Commission expires on: 11-21, 2019



Layna Sertterh

AFFIDAVIT

To comply with California Probate Code §§13100-13115

SECRET

Certificate of Witness to Marriage

(See Section 72, title 22 of the United States Code)

FOREIGN SERVICE OF THE UNITED STATES

Ambassa Embassy, Tokyo, Japan

I, Ernst W. A. Hoffmann Vice Consul of the United States of America

at Tokyo, Japan, do hereby certify that on this 10th day of June

A. D. 1954 at American Embassy in the city of Tokyo, Japan

Dorald Wayne Sprain a citizen of the United States, aged twenty-three years,

born in Madala, Iowa and now residing in Tokyo, Japan, and

Mina Mellie Eogens a citizen of the United States, aged nineteen years,

born in Los Angeles, California, and now residing in Tokyo, Japan

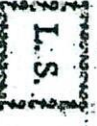
were united in marriage in my presence.

In witness whereof, I have hereunto subscribed my name and affixed the seal of my

office at Tokyo, Japan, this 10th day

of June, A. D. 1954, and of the Independence of the

United States the one hundred and seventy-eighth.



Ernst W. A. Hoffmann
Ernst W. A. Hoffmann

Vice Consul of the United States of America.

(See information on reverse side of certificate)

Fee One Dollar To be Issued In Quadruplicate

受理証明書

1. 婚姻届書

昭和29年6月10日 届出

国籍は アメリカ合衆国 アイオワ州
 戸籍の表示 夫の氏名 ドナルド ウェイン ストレン
 生年月日 西暦 1930年9月8日

届出人

国籍は アメリカ合衆国 カリフォルニア州
 戸籍の表示 妻の氏名 ニイト ルシアル ボグス
 生年月日 西暦 1935年4月12日

事件本人

上記同人

上記の届出は 昭和29年6月10日 受理したことを証明する
 昭和29年6月10日

証明番号 150号 -- /

東京都中央区長野宗英一


UNITED STATES ARMY

Certificate of Marriage

This certifies

that on the eleventh day of June in the year 1954

Donald Wayne Estlin

and
Gene Vaille Rogers

HOLY MATRIMONY

were by me united in Holy Matrimony according to the Ordinance of God at Washington Heights Chapel, Tokyo, Japan and the Laws of the State of American Consulate, Tokyo, Japan Religious Rite following Book of Common Prayer

Donald W. Estlin
Gene V. Rogers



Myrle B. Smith
CHAPELAIN, UNITED STATES ARMY


CC

JON CHRISTENSEN
TREASURER
TAX COLLECTOR

May 21, 2019

Nina L. Strain
P.O. Box 35
Modale, IA 51556

Re: APN: 478202053-3
TC 207 Item 522
Date of Sale: May 24, 2016

* Complete items 1, 2, and 3. * Print your name and address on the reverse so that we can return the card to you. * Attach this card to the back of the mailpiece, or on the front if space permits.		A7 Signature X
1. Article Addressed to: TC 207 Item 522 Nina L. Strain P.O. Box 35 Modale, IA 51556		B. Received by (Printed Name) D. Is delivery address different if YES, enter delivery address
 9590 9402 1202 5246 6016 61		C. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)
2. Article Number (transfer from service label) 7016 0750 0000 4696 9888		
PS Form 3811, July 2015 PSN 7530-02-000-9053		

To Whom It May Concern:

This office is in receipt of your claims for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

Notarized Affidavit under CA Probate Code 13100

Notarized Statement of different/misspelled: Elvera Elna German, Elvera Elna Boggs, Elvera Boggs, Elvera E. German Boggs, Elvera Elna German Boggs, Etc.

Original Notarized Authorization for Agent to Collect Excess Proceeds

Notarized Assignment of Right to Collect Excess Proceeds

Certified Death Certificate

Copy of Birth Certificates for

Copy of Marriage Certificate for

Original Note/Payment Book

Updated Statement of Monies Owed (as of date of tax sale)

Articles of Incorporation

(if applicable Statement by Domestic Stock)

Court Order Appointing Administrator

Deed (Quitclaim/Grant etc...)

Other:

Please send in all documents within 30 days (June 21, 2019). If you should have any questions, please contact me at the number listed below.

Sincerely,

Miriam C. Marquez

Sr. Accounting Assistant
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

County of Riverside, Treasurer-Tax Collector

4080 LEMON STREET, 4TH FLOOR * P.O. BOX 12005 * RIVERSIDE, CALIFORNIA 92502
WWW.COUNTYTREASURER.ORG * (951) 955-3900 * 1 (877) 748-2689 * FAX (951) 955-3923

5-31-19

To Whom It May Concern:

The following are the one and same persons who took title to APN 478202053-3

My mother -

E. E. Baggo

Elvera E. Baggo

Elvera ^{Elna} German Baggo

Elvera Elna German

Elvera Elna German Baggo

Elvera Baggo

Elvera E. German Baggo

Elvera German

Elvera E. German

etc.

Nina Luella Baggo Straub



Rochelle I Straight

signed before me on May 31, 2019