

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



ITEM: 19.12
(ID # 22646)

MEETING DATE:

Tuesday, September 26, 2023

FROM : TREASURER-TAX COLLECTOR:

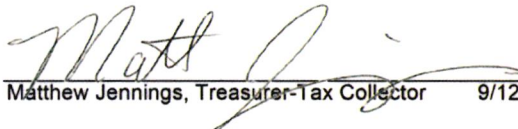
SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 172. Last assessed to: The Dore Family Trust, dated 4/22/91 Jeanne M. Dore Trustee; Thomas A. Pieper, Trustee of the Thomas A. Pieper Living Trust, dated August 6, 2002; Gregory E. Pieper, a married man as his sole and separate property; Scott T. Pieper, a married man as his sole and separate property and Todd A. Pieper, a single man, as tenants in common; Thomas Philip Crandall; and Helene A. Jacobson, an unmarried woman. District 1. [\$10,484-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Helene A. Golde AKA Helene A. Jacobson, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 335430021-5;

Continued on Page 2

ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 9/12/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: September 26, 2023
xc: Tax Collector

Kimberly A. Rector,
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:

2. Approve the claim from Thomas Philip Crandall, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 335430021-5;
3. Authorize and direct the Auditor-Controller to issue a warrant to Helene A. Golde AKA Helene A. Jacobson in the amount of \$5,242.12 and Thomas Philip Crandall in the amount of \$5,242.12 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.
4. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$31,452.74 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 10,484	\$ 0	\$ 10,484	\$ 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:	23/24

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 1, 2018 public auction tax sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 18, 2018, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods 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.

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

1. Examined parties of interest 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.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676 (b).

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 June 26, 2018.

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claim from Helene A. Golde AKA Helene A. Jacobson based on a Trustee's Deed Upon Sale recorded December 29, 1998 as Instrument No. 1998-562908.
2. Claim from Thomas Philip Crandall based on an Affidavit of Death of Trustor-Trustee recorded May 29, 2009 as Instrument No. 2009-0271775 and a Quitclaim Deed recorded September 29, 2009 as Instrument No. 2009-0504137.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Helene A. Golde AKA Helene A. Jacobson be awarded excess proceeds in the amount of \$5,242.12 and Thomas Philip Crandall be awarded excess proceeds in the amount of \$5,242.12. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$31,452.74 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 last assessees of the property and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Golde

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

ATTACHMENT B. Claim Crandall

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 9/15/2023

Kristine Bell-Valdez
Kristine Bell-Valdez, Supervising Deputy County Counsel 8/24/2023

1527177.0762

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2019 JUN -3 PM 12:42

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 212 Item 172 Assessment Number: 335430021-5

Assessee: DORE, JEANNE M TR & PIEPER, THOMAS A TR & PIEPER, TODD A & CRANDALL, THOMAS

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,242.00 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. 2009-0504137; recorded on 09/29/09. 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.

Doc # 2009-0504137 date 09/29/2009: Quitclaim Deed-Crandall Family Trust to Thomas Philip Crandall

Doc # 2009-0271775 date 05/29/2009: Exhibit A&B - Grant & Assignment to Crandall Family Trust

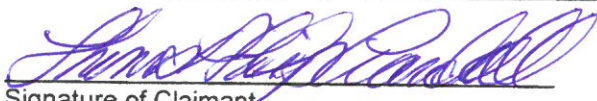
Doc # 1998-562908 date 12/29/1998: Trustee's Deed - First Independent (Thomas) to Dore/Crandall/et al.

Doc # 1984-3820 date 01/09/1984: Quitclaim Deed - Washburn to Dore/Crandall/et al. (original partnership deed)

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 30th day of May, 2019 at Santa Barbara County, California
County, State


Signature of Claimant

Signature of Claimant

Thomas Philip Crandall
Print Name

Print Name

1322 Kenwood Road
Street Address

Street Address

Santa Barbara, CA 93109
City, State, Zip

City, State, Zip

805 965-6159
Phone Number

Phone Number

tpcran@verizon.net
Email Address

Email Address

Recorded in Official Records
County of Riverside
Larry W. Ward

Assessor, County Clerk & Recorder



Recording requested by:
Thomas P. Crandall

And when recorded return to:
Thomas P. Crandall
1322 Kenwood Drive
Santa Barbara, California 93109

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STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)



AFFIDAVIT OF DEATH OF TRUSTOR – TRUSTEE
(Pursuant to Probate Code 15200)

Thomas Philip Crandall and Jacqueline Louise Crandall, successor trustees to Walter E. Crandall and Ellen D. Crandall, deceased, trustees of the Crandall Family Trust, originally dated May 1, 1996, and that certain First Amendment to and Complete Restatement of the Crandall Family Trust dated June 23, 2006, hereinafter "trustees", of legal age, being first duly sworn, depose and say:

We declare that the Property described herein on Exhibit "A" are assets of the trust, in accordance with the ruling in Estate of Heggstad, 16 Cal. App. 943, 20 Cal. Rptr 433 (1993), and pursuant to Probate Code 15200, and therefore, exempt from probate court proceedings.

- 1.) A copy of a Grant and Assignment of property dated June 23, 2006, is attached as Exhibit "B" showing that the property shown in Exhibit "A" was listed as assets of the Trust,
- 2.) A Certification of Trust by the original Trustees Walter E. and Ellen D. Crandall dated June 23, 2006, is attached as Exhibit "C".
- 3.) A Resignation of Trustees and Appointment of Successor Co-Trustees, including an Acceptance of Appointment of Successor Co-Trustees by Thomas and Jacqueline Crandall dated December 11, 2006, is attached as Exhibit "D".

Thomas Philip Crandall

Jacqueline Louise Crandall

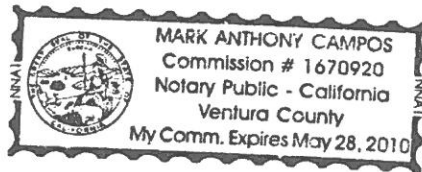
STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

On January 22 2009, before me Mark Anthony Campos a notary public personally appeared Thomas Philip Crandall personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

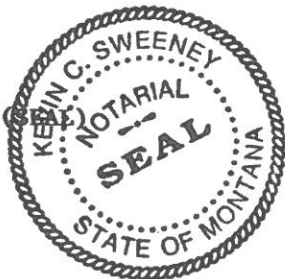
Mark Anthony Campos



STATE OF MONTANA)
County of Yellowstone)

On this 28th day of January, 2009, before me, Kevin C. Sweeney, a Notary Public for the State of Montana, personally appeared Jacqueline Louise Crandall, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal on the day and year in this certificate first above written.



Kevin C. Sweeney
Kevin C. Sweeney
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires: June 25, 2011

EXHIBIT B

GRANT AND ASSIGNMENT

We, WALTER E. CRANDALL and ELLEN D. CRANDALL, hereby declare that we established on May 1, 1996 THE CRANDALL FAMILY TRUST, which trust has since been amended (hereinafter referred to for convenience as the TRUST).

With the following exceptions noted, we hereby grant, assign, transfer, deed and convey all of our respective right, title and interest in and to all of our property, whether real, personal, tangible, intangible or of mixed nature and wherever situated, and whether described herein or not, to ourselves as Trustees under the TRUST, including but not limited to our interests in that certain real property described as DIVISION I: PARCELS 2, 3, 4, 5, 6, 15, 16, 17, 19, 22, 23 AND 25 OF PARCEL MAP 13384, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 89, PAGES 96 TO 100, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY; DIVISION II: PARCEL 3 OF PARCEL MAP 21877, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 145, PAGES 3 AND 4, OF PARCEL MAPS, RECORDS OF SAID COUNTY.

The only exceptions to the foregoing, that is those assets not transferred hereby, are as follows:

- (i) Any and all assets held by us as community property with right of survivorship or held in joint tenancy between ourselves or between either or both of us and any other person or persons, provided that such community property or joint tenancy property has not otherwise been transferred by separate instrument to the TRUST.
- (ii) Any insurance policies on either of our lives owned by either of us.
- (iii) Any qualified retirement plans and individual retirement accounts owned by either of us.
- (iv) Any tax-deferred annuities owned by either of us.
- (v) Any property that is not transferable to the TRUST without the consent of a third party, the transfer of which will result in acceleration of an encumbrance thereon in the absence of the consent of the encumbrance holder, or that is not transferable by law.
- (vi) Any property described in California Probate Code Section 13050(b), as amended at any time, or any successor section thereto, including but not limited to motor vehicles.

We hereby acknowledge our intent to take advantage of the ruling in Estate of Heggstad v. Nancy Rhodes Heggstad, by California's 1st App. Dist., 16 C.A.4th 943 (June 21, 1993).

DATED: 6/23, 2006

Walter E. Crandall
WALTER E. CRANDALL

Ellen D. Crandall
ELLEN D. CRANDALL

ACCEPTANCE OF GRANT AND ASSIGNMENT

The undersigned, as Trustees under THE CRANDALL FAMILY TRUST dated May 1, 1996, as amended, do hereby accept and consent to the foregoing Grant and Assignment according to the terms and conditions thereof.

DATED: 6/23, 2006

Walter E. Crandall
WALTER E. CRANDALL, Trustee

DATED: 6/23, 2006

Ellen D. Crandall
ELLEN D. CRANDALL, Trustee

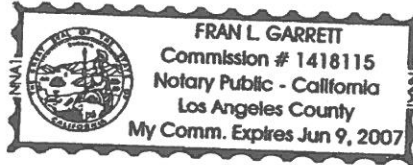
STATE OF CALIFORNIA)
) ss.
COUNTY OF S.A.)

On 6/23, 2006, before me, FRAN L. GARRETT, a Notary Public in and for said State, personally appeared WALTER E. CRANDALL and ELLEN D. CRANDALL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Seal]

FRAN L. GARRETT
Notary Public in and for said County and State



RECORDING REQUESTED BY

CARROLL BARRYMORE
ATTORNEY AT LAW

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Thomas Crandall
1322 Kenwood
Santa Barbara, California 93109

DOC # 2009-0504137
09/29/2009 08:00A Fee:18.00
Page 1 of 4

Recorded in Official Records
County of Riverside
Larry W. Ward

Assessor, County Clerk & Recorder



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18

APN No.335-020-003, 005, 006, 007, 008, 16, 017, 019, 020, 023, 026, 027, 047, 335-430-021

335-060-

M
040

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0 CITY TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: County of Riverside, California

and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THOMAS PHILIP CRANDALL, and JACQUELINE LOUISE CRANDALL Successor Trustees of the Crandall Family Trust, dated May 1, 1996 and restated on June 23, 2006 hereby remise, release and forever quitclaim to THOMAS PHILIP CRANDALL the one eighth interest in the following described real property in the City of Temecula, the County of Riverside, State of California: attached hereto as Exhibit A.

Dated January 22, 2009

THOMAS PHILIP CRANDALL

JACQUELINE LOUISE CRANDALL

Exhibit A

DIVISION I: PARCELS 2,3,4,5,6,15,16,17,19,22,23,AND 25 OF PARCEL MAP 13384, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 89,PAGES 96 TO 100, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY; DIVISION II: PARCEL 3 OF PARCEL MAP 21877, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 145, PAGES 3 AND 4, OF PARCEL MAPS, RECORDS OF SAID COUNTY

ACKNOWLEDGMENT

State of California
County of Santa Barbara)

On January 22, 2009 before me, Mark Anthony Campos, Notary Public
(insert name and title of the officer)

personally appeared Thomas Philip Crandall
who proved to me on the basis of satisfactory evidence to be the person(e) whose name(e) 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(e), or the entity upon behalf of which the person(e) 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 *Mark Anthony Campos* (Seal)



For Documents Acknowledged On or After January 1, 2008

CALIFORNIA
CIVIL CODE 1189

(a) (1) Any certificate of acknowledgment taken within this state shall be in the following form:

ACKNOWLEDGMENT

State of ~~California~~ Montana)
County of Yellowstone)

On January 28, 2009 before me, KEVIN C. SWEENEY, a Notary Public for
the State of Montana, (here insert name and title of the officer)
personally appeared JACQUELINE LOUISE CRANDALL

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



1627177.9542

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

RECEIVED

2018 SEP 13 PM 3:11

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 172 Assessment Number: 335430021-5

Assessee: DORE, JEANNE M TR & PIEPER, THOMAS A TR & PIEPER, TODD A & CRANDALL, THOMAS

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

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.

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 7 day of SEPT., 2018 at CLARK COUNTY, NEVADA
County, State

Helene A. Golde
Signature of Claimant

Signature of Claimant

HELENE A. GOLDE
Print Name

Print Name

9416 DEER LODGE LANE
Street Address

Street Address

LAS VEGAS, NV., 89129
City, State, Zip

City, State, Zip

702-592-1942
Phone Number

Phone Number

hgolde@hotmail.com
Email Address

Email Address

WHEN RECORDED MAIL TO
Recording Requested By:
AMERICAN TITLE COMPANY
MAIL TAX STATEMENTS TO
ADVANTAGE LOAN SERVICING
24005 VENTURA BLVD, SUITE 100
CALABASAS, CA. 91302

562908 ✓

RECEIVED FOR RECORD
AT 8:00AM

DEC 29 1998 ✓

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

Trustee Sale No. 98-13928-B Loan No. PIEPER Title Order No. 8022902

TRUSTEE'S DEED UPON SALE ✓

APN 335-430-021-5 T.R.A. No. 008080

The undersigned grantor declares:

- 1) The Grantee herein ~~was~~ the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$41,773.79
- 3) The amount paid by the grantee at the trustee sale was \$41,773.79
- 4) The documentary transfer tax is \$ 0
- 5) Said property is in PERRIS ✓

and FIRST INDEPENDENT TRUST DEED SERVICES (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to THE DORE FAMILY TRUST DATED 4/22/91 JEANNE M. DORE TRUSTEE, AS TO AN UNDIV. 1/2INT; THOMAS A. PIEPER AND LINDA L. PIEPER, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 1/8 INT BERTHA PIEPER, AN UNMARRIED WOMAN AS TO AN UNDIV 1/16INT THOMAS A. PIEPER AND BERTHA PIEPER, TRUSTEES FOR THE LOUIS A. PIEPER TRUST, AS TO AN UNDIV. 1/16INT; WALTER E. CRANDALL AND ELLEN D. CRANDALL, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIV. 1/8 INT AND HELENE A. JACOBSON, AN UNMARRIED WOMAN AS TO AN UNDIV. 1/8 INT (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of RIVERSIDE, State of California, described as follows: PARCEL 3 OF PARCEL MAP 21877, AS PER MAP RECORDED IN BOOK 245, PAGES 3 & 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 10/15/1987 and executed by VINCENT C. THOMAS AND HIROMI THOMAS, HSUBAND AND WIFE, as Trustor, and Recorded on 12/2/87, Instrument 341417 of official records of RIVERSIDE County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

Trustee Sale No. 98-13928-B
Loan No. PIEPER
Title Order No. 8022902

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 12/23/1998. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$41,773.79 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: 12/24/98

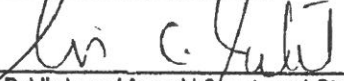
FIRST INDEPENDENT TRUST DEED SERVICES, AS TRUSTEE

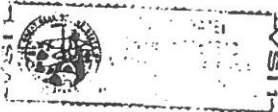
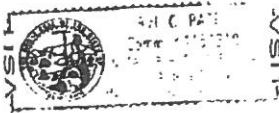

Lynn Wolcott, Vice President

STATE OF CA
COUNTY OF Los Angeles

On 12/24/98 before me, AVIC. PATEL, a Notary Public in and for said county, personally appeared Lynn Wolcott, 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/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.

WITNESS my hand and official seal.


Notary Public in and for said County and State



RECORDED & RETURNED TO SENDER
2014 Network Boulevard, Suite 200
Santa Fe Springs, CA 90670