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



ITEM: 19.6 (ID # 22640) MEETING DATE: Tuesday, January 09, 2024

Kimberly A. Rector

Clerk of the Board

FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 165. Last assessed to: The Dore Family Trust, dated Apr 22, 1991 Edward C. Dore and Jeanne M. Dore, Trustor/Trustees; 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. Joacobson. District 1. [\$6,191-Fund 65595 Excess Proceeds from Tax Sale]

## **RECOMMENDED MOTION:** That the Board of Supervisors:

 Approve the claim from Helene A. Golde AKA Helene A. Joacobson, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 335060020-1;

Continued on Page 2

**ACTION:Policy** 

Matthew Jennings, Treasurer-Tax Collector 12/21/2023

### MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:

Jeffries, Spiegel, Washington, Perez and Gutierrez

Navs:

None

Absent:

None

Date:

January 9, 2024

XC:

Tax Collector

## 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 335060020-1;
- 3. Authorize and direct the Auditor-Controller to issue a warrant to Helene A. Golde AKA Helene A. Joacobson in the amount of \$3,095.78 and to Thomas Philip Crandall in the amount of \$3,095.78 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; and
- 4. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$18,574.71 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	\$ 6,191	\$0	\$ 6,191	\$0
NET COUNTY COST	\$0	\$0	\$0	\$ 0
SOURCE OF FUNDS:	Fund 65595 Excess Proc	eads from Tay Sala	Budget Adjustn	nent: N/A
TOTAL OF FORDO.	Tana cocco Excess 1 100	codo from Tax Gale.	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.

1. Examined parties of interest reports to notify all parties of interest attached to the parcel.

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

- 2. Researched all last assessee's 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.
- 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. Joacobson based on a Trustee's Deed Upon Sale recorded February 24, 1986 as Instrument No. 1986-41536.
- 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. Joacobson be awarded excess proceeds in the amount of \$3,095.78 and Thomas Philip Crandall be awarded excess proceeds in the amount of \$3,095.78. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$18,574.71 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
ATTACHMENT B. Claim Crandall

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

Cesar Bernal, PRINCIPAL MGMT ANALYST 12/22/2023

Aaron Gettis, Deputy County Journel 11/1/2023

Email Address

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector 2018 SEP 13 PM 3: 10 Claim for Excess Proceeds Re: RIVERSIDE COUNTY TC 212 Item 165 Assessment Number: 335060020-1 TREAS-TAX COLLECTOR 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. County, State Signature of Claimant Print Name Street Address Street Address City, State, Zip Phone Number Phone Number

**Email Address** 

11536

Continental Land Title Co.

AND WHEN NECORDED MAIL TO

Edward C. Dore 2315 Jamestown Lane Oxnerd, Ca. 93030 AT DESCRIPTION AND AT DESCRIPTION OF THE SEA 1986 LAND TITLE FEB 2 4 1986 LAND TITLE AND THE SEA THE S

TITLE ORDER NO. 86777 THUSTEE SALE NO. F-424	Heleforite: Clark
TRUSTE	E'S DEED
CODE AREA:	
ODE AREA:	
The Grantee herein WAS/WAS NOT the Beneficiary.	Documentary Transfer Yex &
The amount of the unpaid debt was \$ 62.171.38	Computed on full value of property conve
The amount paid by the Granies \$ 62.171.38	Computed on full value less tions and
The property is in Riverside County	encumbrances remaining at the time of the street of the st
XN unincorporated area. City of	By:Flim:
CONTINENTAL LAND TITLE COMPANY A Callio	mis Corporation, as the duly appointed Trustee under a Dec
Trust referred to below and herein called TRUSTEE, does hereb	by grant without any convenent or warranty, expressed or imp
io:	
SEE ATTACHED EXHIBIT "A"	
herein called GRANTEE, the following described real property:	eltuated in Riverside
County, California, describing the land therein:	
Parcel 16 of Parcel Map 13384, as per map r	recorded in Book 89, pages 96 to 100.
inclusive of Percel Maps, Riverside County	Records.
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to CONTINENTAL LAND TITLE COMPANY	es TRUSTEE
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EDWARD C. DORE and JEANNE M. DORE, husband and wife as joint tenants as to an undivided 1/2 interest; THOMAS A. PIEPER and LINDA L. PIEPER, husband and wife as joint tenants as to an undivided 1/8 interest; BERTHA PIEPER; an unmarried woman as to an undivided 1/16 interest; THOMAS A. PIEPER and BERTHA PIEPER, Trustees for the Louis A. Pieper Trust as to an undivided 1/16 interest; WALTER E. CRANDALL and BLLEN D. CRANDALL, husband and wife as joint tenants as to an undivided 1/8 interest and HELENE A. JOACOBSON, an unmarried woman as to an undivided 1/8 interest.

Email Address

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

RECEIVED

To:	Jon Christensen, Treasurer-Tax Colle	ctor	
Re:	Claim for Excess Proceeds		2019 JUN -3 PM 12: 42
TC 212	2 Item 165 Assessment Number: 33	35060020-1	RIVERSIDE COUNTY TREAS-TAX COLLECTOR
Assess	ee: DORE, JEANNE M TR & PIEPER	, THOMAS A TR & PIEPER,	
Situs:			
Date S	old: May 1, 2018		
Date D	eed to Purchaser Recorded: June 26, 20	018	
Final D	ate to Submit Claim: June 26, 2019		
\$_3,09 owner(s Docum rightful	from the sale of the above m s) [check in one box] at the time of the ent No. 2009-0504137; recorded on	nentioned real property. I/We were sale of the property as is evolution of this dollar of the sale of the property. A copy of this dollar of interest. I/We have list	im excess proceeds in the amount of vere the lienholder(s), property idenced by Riverside County Recorder's ocument is attached hereto. I/We are the ted below and attached hereto each item
NOTE:	YOUR CLAIM WILL NOT BE CONSIDE	RED UNLESS THE DOCUMEN	ITATION IS ATTACHED.
Doc # 2	2009-0504137 date 09/29/2009: Quitclain	m Deed - Crandall Family Trus	t to Thomas Philip Crandall
Doc#	2009-0271775 date 05/29/2009: Exhibit	A/B - Grant & Assignment to C	Crandall Family Trust
Doc#	1990-059172 date 02/16/1990: Quitclain	n Deed - Marohnic to Dore/Cra	ndall/et al. (Edward C. Dore, Attorney in Fact)
Doc #	1984-3820 date 01/09/1984: Quitclaim	Deed - Washburn to Dore/Cran	dall/et al. (original partnership deed)
have to	operty is held in Joint Tenancy, the taxs sign the claim unless the claimant subrit may only receive his or her respective prime under penalty of perjury that the foreg	nits proof that he or she is enti ortion of the claim.	
Execute	ed this 30th day of May	, 2019 at Santa Barbara	County, California
Signatu	In of Claimant	Signature of Claimant	
Tho	mas Philip Crandall		
Print Na	ame	Print Name	
132	2 Kenwood Road		
Street A	Address	Street Address	
San	ta Barbara, CA 93109		
City, St	ate, Zip	City, State, Zip	
805	965-6159		
Phone	Number	Phone Number	20
tper	an@verizon.net		

**Email Address** 

DOC # 2009-0271775 05/29/2009 08:00A Fee:102.00 Page 1 of 32 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)

100



# 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.

 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".

 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

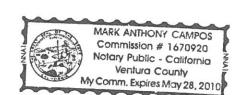
# STATE OF CALIFORNIA

**COUNTY OF SANTA BARBARA** 

OnJanuary 22 2009, before me which was 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.



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

# **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

#### 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). Watter E. 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. WALTER E. CRANDALL, Trustee Ellen D. Crandall, Trustee

STATE OF CALIFORNIA )	
COUNTY OF $Q.Q.$ ) ss.	
On	basis of satisfactory evidence) to be the persons ent, and acknowledged to me that they executed their signatures on the instrument, the persons,
WITNESS my hand and official seal.	[Seal]
Dra Q. freet	
Notary Public in and for said County and State	FRAN L GARRETT  Commission # 1418115  Notary Public - California Los Angeles County My Comm. Expires Jun 9, 2007

#### 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



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

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# 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

SACQUELINE 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	e, Mark Anthony Campos, Notary Public
	(insert name and title of the officer)
personally appearedThomas Philip Cra	
subscribed to the within instrument and acknowledge	revidence to be the person(e) whose name(e) is/are by
I certify under PENALTY OF PERJURY under paragraph is true and correct.	r the laws of the State of California that the foregoing
WITNESS my hand and official seal.	MARK ANTHONY CAMPOS Commission # 1670920 Notary Public - California Ventura Counity My Comm. Expires May 28, 2010
Signature Mark Chilhory	(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 <u>Yellowstone</u> )
On January 28, 2009 before me, <u>KEVIN C. SWEENEY</u> , a Notary Public for the State of Montana, personally appeared JACQUELINE LOUISE CRANDALL
who proved to me on the basis of satisfactory evidence to be the person(*) whose name(*) 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(*) 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.
Signature SEAL SEAL