

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



**ITEM:** 19.20  
(ID # 23062)

**MEETING DATE:**  
Tuesday, February 27, 2024

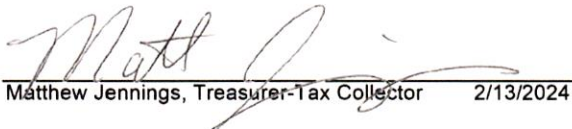
**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1206. Last assessed to: Jacob A. Gipson and Elena V. Gipson husband and wife as joint tenants. District 2. [\$1,944-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Jacob A. Gipson and Elena V. Gipson, last assessees, for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 375232017; and
2. Authorize and direct the Auditor-Controller to issue a warrant to Jacob A. Gipson and Elena V. Gipson in the amount of \$1,944.75, 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.

**ACTION:**Policy

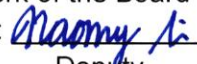
  
Matthew Jennings, Treasurer-Tax Collector 2/13/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, 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  
Nays: None  
Absent: None  
Date: February 27, 2024  
xc: Tax Collector

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
COST	\$1,944	\$ 0	\$1,944	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	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 05, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 15, 2020. 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 24, 2020, 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.

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

1. Claim from Jacob A. Gipson and Elena V. Gipson based on a Grant Deed recorded November 27, 2002 as Instrument No. 2002-706302.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Jacob A. Gipson and Elena V. Gipson be awarded excess proceeds in the amount of \$1,944.75. 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 last assessees of the property.

**ATTACHMENTS (if any, in this order):**

**ATTACHMENT A. Claim Gipson**

*Cesar Bernal*  
Cesar Bernal, PRINCIPAL MGMT ANALYST

2/16/2024

*Aaron Gettis*  
Aaron Gettis, Deputy County Counsel

10/19/2023

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1206 Parcel Identification Number: 375232017

Assessee: GIPSON, ELENA V & JACOB A

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

RECEIVED  
2020 AUG 24 PM 2:58  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

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 7/15/20. 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<sup>th</sup> day of August, 2020 at Riverside, CA.  
County, State

[Signature]  
Signature of Claimant

[Signature]  
Signature of Claimant

Jacob A. Gipson  
Print Name

Elena V. Gipson  
Print Name

17460 Ryan Ave.  
Street Address

17460 Ryan Ave.  
Street Address

Lake Elsinore, CA 92530  
City, State, Zip

LK EL SINORE CA 92530.  
City, State, Zip

951 674 4332  
Phone Number

951 905 1334  
Phone Number

enji1@icloud.com  
Email Address

enji1@mc.com  
Email Address

RECORDING REQUESTED BY: FNT

WHEN RECORDED MAIL TO:

JACOB A. GIPSON  
5440 RAINBOW RIDGE ROAD  
PLACERVILLE, CA 95667

ORDER NO. 33063759  
ESCROW NO. 120061144

**DOC # 2002-706302**  
11/27/2002 08:00A Fee:27.00  
Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



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~~1005005~~

### GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 44.00

City tax \$ \_\_\_\_\_

A.P.N.: 375-232-064-4 27

- 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:  City of \_\_\_\_\_, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**RAYMOND A. FENNER AND NANCY CAROL FENNER, TRUSTEES OF  
THE FENNER FAMILY TRUST DATED 4/19/02**

hereby GRANTS to JACOB A. GIPSON AND ELENA V. GIPSON, Husband + Wife  
As Joint Tenants

the following described real property in the  
County of **RIVERSIDE**, State of California  
**LOTS 49 AND 51 OF COUNTRY CLUB HEIGHTS, UNIT 14 AS SHOWN BY MAP  
ON FILE IN BOOK 14 PAGE(S) 66, OF MAPS, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.**

DATE: October 04, 2002

STATE OF CALIFORNIA, }  
COUNTY OF Riverside } ss.

On Oct 28 '02, before me the undersigned

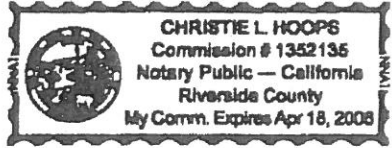
personally appeared Raymond A. Fenner  
& Nancy Carol Fenner

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.

Signature Christie L Hoops

Raymond A. Fenner  
RAYMOND A. FENNER, TRUSTEE  
Nancy C. Fenner  
NANCY CAROL FENNER, TRUSTEE



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE