

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



ITEM: 19.2
(ID # 23256)

MEETING DATE:
Tuesday, June 11, 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 1801. Last assessed to: Jean Annette Mansfield, an undivided 12.5% interest; James Allen Ader, an undivided 12.5% interest; Jack A. Ader, an undivided 12.5% interest; Charles Robert Mayes, an undivided 12.5% interest; and Joseph Haskin, Trustee of the Joseph Haskin Trust dated July 19, 1994, an undivided 50% interest. District 4. [\$547-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Jeanne A. Mansfield AKA Jean Annette Mansfield, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 723044005;
2. Deny the claim from Jeanne A. Mansfield, heir to the Estate of James Allen Ader, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 723044005;
3. Authorize and direct the Auditor-Controller to issue a warrant to Jeanne A. Mansfield AKA Jean Annette Mansfield in the amount of \$547.18, 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 \$3,830.25 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

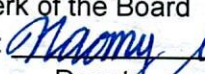
ACTION:Policy


Melissa Johnson, Assistant Tax Collector 5/28/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, 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: June 11, 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 547	\$ 0	\$ 547	\$ 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 5, 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.

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.
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.
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

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

of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on July 15, 2020.

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

1. Claim from Jeanne A. Mansfield AKA Jean Annette Mansfield based on an Order Settling First and Final Account and Report of Executor; Authorizing Attorney's Fees; and for Final Distribution recorded October 22, 1984 as Instrument No. 1984-227149.
2. Claim from Jeanne A. Mansfield, heir to the Estate of James Allen Ader based on an Order Settling First and Final Account and Report of Executor; Authorizing Attorney's Fees; and for Final Distribution recorded October 22, 1984 as Instrument No. 1984-227149 and a copy of a Certificate of Death for James Allen Ader.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Jeanne A. Mansfield AKA Jean Annette Mansfield be awarded excess proceeds in the amount of \$547.18 The claim from Jeanne A. Mansfield, heir to the Estate of James Allen Ader be denied since claimant failed to provide the required documentation to substantiate their claim. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$3,830.25 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 claimant by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to one of the last assessees and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Mansfield

ATTACHMENT B. Claim MansfieldHeir

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

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 5/28/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 5/9/2024

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 1801 Parcel Identification Number: 723044005

Assessee: MANSFIELD JEAN ANNETTE; ~~ADER JAMES ALLEN~~; ADER JACK A; HASKIN JOSEPH

Situs:

DECEASED

RECEIVED
2020 AUG - 6 PM 2:45
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR
UNKNOWN

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

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 BROTHER JAMES ADER ~~HAD~~ DIED + HAD NO HEIRS
I WAS CONTACTED BY CORONER TO CLAIM HIS BODY
& PAID FOR HIS BURIAL. DEATH CERT 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 28TH day of JULY, 2020 at ORANGE CA 92869
County, State

Jean Mansfield
Signature of Claimant

Signature of Claimant

JEANNE A MANSFIELD
Print Name

Print Name

339 S MERLETT LN
Street Address

Street Address

ORANGE CA 92869
City, State, Zip

City, State, Zip

714 366 5898
Phone Number

Phone Number

BAMMAMANS@GMAIL.COM
Email Address

Email Address

(SPACE BELOW FOR FILING STAMP ONLY)

HIRSCHI,
HEALEY & HEALEY
ATTORNEYS AT LAW
7407B EL PASO AVENUE, SUITE A-B
P. O. DRAWER 1703
PALM DESERT, CALIFORNIA 92261
(619) 588-8881

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1984, Page 227149
OCT 22 1984

FILED
RIVERSIDE COUNTY

SEP 13 1984

WILLIAM E. CONERLY, Clerk
M. Summers Deputy

William E. Conerly
Recorder

Attorneys for Executor

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF RIVERSIDE

In the Matter of the Estate) CASE NO. INDIO 7630
of)
MARY Q. BAKER, aka) ORDER SETTLING FIRST AND FINAL
MARY QUEEN BAKER,) ACCOUNT AND REPORT OF EXECUTOR;
Deceased.) AUTHORIZING ATTORNEYS' FEES;
AND FOR FINAL DISTRIBUTION
)
) DATED: September 4, 1984
) DEPT: A
) JUDGE: FRANK MOORE

DENNIS J. HEALEY, executor of the Will of MARY Q. BAKER, aka MARY QUEEN BAKER, deceased, has filed his FIRST AND FINAL ACCOUNT AND REPORT OF EXECUTOR, PETITION FOR SETTLEMENT, FOR ALLOWANCE OF ATTORNEYS' FEES, AND FOR FINAL DISTRIBUTION (September 10, 1981 through June 30, 1984, inclusive) PC \$910, \$1020, et seq. The report and petition were heard on September 4, 1984, at Department A, JUDGE FRANK MOORE Presiding.

The Court finds:

The representative was and still is authorized to administer the estate without court supervision under The Independent Administration of Estates Act.

Notice of hearing of the petition has been regularly given

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HEALEY & HEALEY

ATTORNEYS AT LAW
74075 EL PASO AVENUE, SUITE A-8
P. O. DRAWER 1703
PALM DESERT, CALIFORNIA 92261
(619) 388-3661

1 as prescribed by law.

2 All allegations of the petition are true.

3 MARY Q. BAKER died testate on September 10, 1981, in
4 Riverside County, California, at death a resident of that county.

5 Notice of death has been published, the time for filing or
6 presenting claims has expired, and the estate is now in a condi-
7 tion to be closed.

8 No claims have been filed or presented against the estate.

9 All debts of decedent and of the estate and all expenses
10 of administration have been paid, except closing expenses, and
11 attorneys' fees of DENNIS J. HEALEY, of Hirschi, Healey & Healey.

12 The tentative report of the Inheritance Tax Referee, showing
13 tax in the amount of \$929, was introduced at the hearing and in
14 view of the fact that \$1,620 has been paid on account of that
15 tax and that the Executor has requested \$1,000 reserve for closing
16 costs, there are sufficient funds to pay any additional inherit-
17 ance tax, if any, that may be due.

18 No federal estate tax return has been filed and no federal
19 estate tax is due.

20 The estimated expenses of closing the estate, including the
21 reserve for potential tax liability, are \$1,000, and the Executor
22 should be authorized to withhold that sum from distribution.

23 All assets of the estate are decedent's separate property.

24 Decedent was not a recipient of health care benefits under
25 Probate Code §700.1.

26 Distribution should be ordered as specified below.

27 IT IS ORDERED, ADJUDGED, AND DECREED that:

28 1. The administration of the estate is brought to a close.

HIRSCHI,
HEALEY & HEALEY
ATTORNEYS AT LAW
74075 EL PASO AVENUE, SUITE A-3
P. O. DRAWER 1703
PALM DESERT, CALIFORNIA 92261
(619) 568-5661

227149

1 2. After deducting credits to which he is entitled, the
2 Executor has in his possession property belonging to the estate
3 of the appraised value of \$32,897.88, of which \$7,214.93 is in
4 cash.

5 3. The first and final account, petition and report of
6 the Executor is approved.

7 4. All acts of the Executor relating to the matters in
8 the account, petition, and report are approved.

9 5. The Executor is authorized to retain \$1,000 from this
10 distribution to pay closing expenses and as a reserve for poten-
11 tial tax liability. Any unexpended portion of the reserve shall
12 be distributed without further order as follows:

13 Joseph Haskins, as Executor of the Estate 14 of William A. Baker, deceased	50%
15 Jean Annette Mansfield	12.5%
16 James Allen Ader	12.5%
17 Jack A. Ader	12.5%
18 Charles Robert Mayes	12.5%

19 6. The Executor has waived his statutory commissions.

20 7. The Executor is authorized to pay to DENNIS J. HEALEY,
21 of Hirschi, Healey & Healey, his attorney, the sum of \$3,344,
22 less a credit of \$500 from the conservatorship estate, for a
23 balance of \$2,844, plus necessary and reasonable costs advanced.
24 Waiver of extraordinary attorneys' fees is approved.

25 8. Property in the hands of the Executor shall be distri-
26 buted as follows:

27 A. JOSEPH HASKINS, Executor of the Estate of WILLIAM A.
28 BAKER, deceased, the following assets:

1) An undivided 100% interest in real property in
the County of Riverside, State of California, legally

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described as:

Lot 103 of Tract No. 2185, as per Map Book 46, Page 48,
Records of Riverside County Recorder.

More particularly described as Parcel No. 654135002-8,
69417 Midpark Dr., Desert Hot Springs, California.

2) A 50% undivided interest in cemetery plots in
Crestlawn Memorial Park Association, Spaces A & B of
Lot 82, Section A, Eternal Hill plot. (50% value: \$500)

3) A 50% undivided interest in unimproved real property
located in the County of Riverside, State of California,
legally described as:

Lot 209 of Tract 2185 as per Map Book 42, Page 009, of
Riverside County Records.

More particularly described as Parcel No. 723044005-5
North Shore, Riverside County. (50% value: \$1,250.00)

4) A 50% undivided interest in Promissory Note executed
Frank M. Bursky, Jr. and Marion E. Bursky, dated 8/9/74,
\$19,000, 8% interest; note assumed by Ernesto S. Espeleta
and Mamerta P. Espeleta, husband and wife, and Nunilon
Cabus and Lillian Cabus, secured by First Deed of Trust
on real property in the County of Riverside, State of
California, legally described as:

Lot Eight (8) in Block Sixty-five (65) in Tract #2
of La Sierra Heights, as shown by Map on file in
Book 7 page 66 of Maps, records of Riverside County,
California.

Commonly known as 5273 Golden Ave., Riverside, CA
(50% value: \$ 3,037.06)

- 1 5) Cash in the sum of \$1,848.71
- 2 B. JEAN ANNETTE MANSFIELD, granddaughter of decedent,
- 3 residing at 217 West Columbine Street, Santa Ana, CA;
- 4 JAMES ALLEN ADER, grandson of decedent, residing at
- 5 755 Shirley Drive, Orange, CA;
- 6 JACK A. ADER, grandson of decedent, residing at
- 7 755 Shirley Drive, Orange, CA; and
- 8 CHARLES ROBERT MAYES, grandson of decedent, residing
- 9 at 755 Shirley Drive, Orange, CA, each, the following
- 10 assets:
- 11 1) An undivided 12.5% interest in unimproved real
- 12 property in the County of Riverside, State of California,
- 13 legally described as:
- 14 Lot 209 of Tract 2185 as per Map Book 42, Page 009,
- 15 of Riverside County Records.
- 16 More particularly described as Parcel 723044005-5
- 17 North Shore, Riverside County.
- 18 (12.5% value: \$312.50)
- 19 2) An undivided 12.5% interest in cemetery plots in
- 20 Crestlawn Memorial Park Association, Spaces A & B of
- 21 Lot 82, Section A, Eternal Hill plot (12.5% value: \$125)
- 22 3) An undivided 12.5% interest in Promissory Note
- 23 executed by Frank M. Bursky, Jr. and Marion E. Bursky,
- 24 dated 8/9/74, \$19,000, 8% interest; assumed by Ernesto
- 25 S. Espeleta and Mamerta P. Espeleta, husband and wife,
- 26 and Nunilon Cabus and Lillian Cabus, secured by First
- 27 Deed of Trust on real property in the County of Riverside,
- 28 State of California, legally described as:

HIRSCHI,
HEALEY & HEALEY
ATTORNEYS AT LAW
74075 EL PASO AVENUE, SUITE A-5
P. O. DRAWER 1703
PALM DESERT, CALIFORNIA 92261
(818) 568-5681

227149

1 Lot Eight (8) in Block Sixty-five (65) in Tract #2
2 of La Sierra Heights, as shown by Map on file in
3 Book 7 page 66 of Maps, records of Riverside County,
4 California.

5 Commonly known as 5273 Golden Ave., Riverside, CA
6 (12.5% value: \$759.27)

7 4) Cash in the sum of \$462.18

8 5) Cash in the sum of \$2,250.00 receivable from the
9 Estate of William A. Baker, as exchange value for
10 interest in Desert Hot Springs property distributed to
11 Estate of William A. Baker.

12 6) Cash in the sum of \$3,211.26 receivable from the
13 Estate of William A. Baker, for equalization of distri-
14 bution made outside of the estate proceedings.

15 9. Any other property of the estate not now known or dis-
16 covered that was owned by decedent at the time of her death or
17 in which her estate has acquired or may hereafter acquire any
18 interest is distributed as follows:

- 19 A. Joseph Haskins, Executor of the Estate of William A.
20 Baker, an undivided 50% interest;
21 B. Jean Annette Mansfield, an undivided 12.5% interest;
22 C. James Allen Ader, an undivided 12.5% interest;
23 D. Jack A. Ader, an undivided 12.5% interest;
24 E. Charles Robert Mayes, an undivided 12.5% interest.

25 DATED: September 13, 1984

F. METHENY

JUDGE OF THE SUPERIOR COURT

28

Entered on date filed
Indio
Judgment Book 113 Page 024

227149

This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate
is attached is certified to be a full,
true and correct copy of the original
on file and of record in my office.

William E. Conerly

WILLIAM E. CONERLY, COUNTY CLERK
and Ex-Officio Clerk of the Superior Court,
County of Riverside, State of California

Dated: *September 13, 1984*



Certification must be in red to be a
"CERTIFIED COPY"

END RECORDED DOCUMENT

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

RECEIVED

2020 AUG - 6 PM 12:42

RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1801 Parcel Identification Number: 723044005

Assessee: MANSFIELD JEAN ANNETTE; ~~ADER JAMES ALLEN~~; ADER JACK A; HASKIN JOSEPH

Situs:

DECEASED

UNKNOWN

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

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 BROTHER JAMES ADER ~~HAD~~ DIED + HAD NO HEIRS
I WAS CONTACTED BY CROOKER TO CLAIM HIS BODY
& PAID FOR HIS BURIAL. DEATH CERT 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 28TH day of JULY, 2020 at ORANGE CA 92869
County, State

[Signature]
Signature of Claimant

Signature of Claimant

JEANNE A MANSFIELD
Print Name

Print Name

339 S MERCEDES LN
Street Address

Street Address

ORANGE CA 92869
City, State, Zip

City, State, Zip

714 366 5898
Phone Number

Phone Number

BAMMAMANS@GMAIL.COM
Email Address

Email Address

(SPACE BELOW FOR FILING STAMP ONLY)

HIRSCHI,
HEALEY & HEALEY
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7407B EL PASO AVENUE, SUITE A-B
P. O. DRAWER 1703
PALM DESERT, CALIFORNIA 92261
(619) 868-8861

RECEIVED FOR RECORD
AT 5:00 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1984, Page 227149

OCT 22 1984

Recorded - Official Reports
of Riverside County, California

William E. Conerly
Recorder
Fees: *A*

FILED
RIVERSIDE COUNTY

SEP 13 1984

WILLIAM E. CONERLY, Clerk
M. Summers M. Summers
Deputy

Attorneys for Executor

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF RIVERSIDE

In the Matter of the Estate)	CASE NO. INDIO 7630
of)	ORDER SETTLING FIRST AND FINAL
MARY Q. BAKER, aka)	ACCOUNT AND REPORT OF EXECUTOR;
MARY QUEEN BAKER,)	AUTHORIZING ATTORNEYS' FEES;
)	AND FOR FINAL DISTRIBUTION
Deceased.)	
)	DATED: September 4, 1984
)	DEPT: A
)	JUDGE: FRANK MOORE

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HEALEY & HEALEY

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described as:

Lot 103 of Tract No. 2185, as per Map Book 46, Page 48, Records of Riverside County Recorder.

More particularly described as Parcel No. 654135002-8, 69417 Midpark Dr., Desert Hot Springs, California.

2) A 50% undivided interest in cemetery plots in Crestlawn Memorial Park Association, Spaces A & B of Lot 82, Section A, Eternal Hill plot. (50% value: \$500)

3) A 50% undivided interest in unimproved real property located in the County of Riverside, State of California, legally described as:

Lot 209 of Tract 2185 as per Map Book 42, Page 009, of Riverside County Records.

More particularly described as Parcel No. 723044005-5 North Shore, Riverside County. (50% value: \$1,250.00)

4) A 50% undivided interest in Promissory Note executed Frank M. Bursky, Jr. and Marion E. Bursky, dated 8/9/74, \$19,000, 8% interest; note assumed by Ernesto S. Espeleta and Mamerta P. Espeleta, husband and wife, and Nunilon Cabus and Lillian Cabus, secured by First Deed of Trust on real property in the County of Riverside, State of California, legally described as:

Lot Eight (8) in Block Sixty-five (65) in Tract #2 of La Sierra Heights, as shown by Map on file in Book 7 page 66 of Maps, records of Riverside County, California.

Commonly known as 5273 Golden Ave., Riverside, CA (50% value: \$ 3,037.06)

227149

HEALEY & HEALEY
ATTORNEYS AT LAW
74075 EL PASO AVENUE, SUITE A-5
P. O. DRAWER 1703
PALM DESERT, CALIFORNIA 92261
(619) 568-5661

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5) Cash in the sum of \$1,848.71

B. JEAN ANNETTE MANSFIELD, granddaughter of decedent,
residing at 217 West Columbine Street, Santa Ana, CA;
JAMES ALLEN ADER, grandson of decedent, residing at
755 Shirley Drive, Orange, CA;
JACK A. ADER, grandson of decedent, residing at
755 Shirley Drive, Orange, CA; and
CHARLES ROBERT MAYES, grandson of decedent, residing
at 755 Shirley Drive, Orange, CA, each, the following
assets:

1) An undivided 12.5% interest in unimproved real
property in the County of Riverside; State of California,
legally described as:

Lot 209 of Tract 2185 as per Map Book 42, Page 009,
of Riverside County Records.

More particularly described as Parcel 723044005-5
North Shore, Riverside County.

(12.5% value: \$312.50)

2) An undivided 12.5% interest in cemetery plots in
Crestlawn Memorial Park Association, Spaces A & B of
Lot 82, Section A, Eternal Hill plot (12.5% value: \$125)

3) An undivided 12.5% interest in Promissory Note
executed by Frank M. Bursky, Jr. and Marion E. Bursky,
dated 8/9/74, \$19,000, 8% interest; assumed by Ernesto
S. Espeleta and Mamerta P. Espeleta, husband and wife,
and Nunilon Cabus and Lillian Cabus, secured by First
Deed of Trust on real property in the County of Riverside,
State of California, legally described as:

HIRSCHI,
HEALEY & HEALEY
ATTORNEYS AT LAW
74078 EL PABLO AVENUE, SUITE A-3
P. O. DRAWER 1703
PALM DESERT, CALIFORNIA 92261
(619) 989-5661

227149

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Lot Eight (8) in Block Sixty-five (65) in Tract #2
of La Sierra Heights, as shown by Map on file in
Book 7 page 66 of Maps, records of Riverside County,
California.

Commonly known as 5273 Golden Ave., Riverside, CA
(12.5% value: \$759.27)

- 4) Cash in the sum of \$462.18
- 5) Cash in the sum of \$2,250.00 receivable from the
Estate of William A. Baker, as exchange value for
interest in Desert Hot Springs property distributed to
Estate of William A. Baker.
- 6) Cash in the sum of \$3,211.26 receivable from the
Estate of William A. Baker, for equalization of distri-
bution made outside of the estate proceedings.

9. Any other property of the estate not now known or dis-
covered that was owned by decedent at the time of her death or
in which her estate has acquired or may hereafter acquire any
interest is distributed as follows:

- A. Joseph Haskins, Executor of the Estate of William A.
Baker, an undivided 50% interest;
- B. Jean Annette Mansfield, an undivided 12.5% interest;
- C. James Allen Ader, an undivided 12.5% interest;
- D. Jack A. Ader, an undivided 12.5% interest;
- E. Charles Robert Mayes, an undivided 12.5% interest.

DATED: September 13, 1984

F. METHENY
JUDGE OF THE SUPERIOR COURT

Entered on date filed
Indio
Judgment Book 113 Page 024

227149

This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate
is attached is certified to be a full,
true and correct copy of the original
on file and of record in my office.

William E. Conerly

WILLIAM E. CONERLY, COUNTY CLERK
and Ex-Officio Clerk of the Superior Court,
County of Riverside, State of California

Dated: *September 13, 1984*



Certification must be in red to be a
"CERTIFIED COPY"

END RECORDED DOCUMENT

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF FRESNO

DEPARTMENT OF PUBLIC HEALTH
FRESNO, CALIFORNIA

3052015163854

CERTIFICATE OF DEATH

3201510004371

STATE FILE NUMBER		CERTIFICATE OF DEATH		LOCAL REGISTRAR NUMBER	
1. NAME OF DECEDENT - FIRST (Given) JAMES		2. MIDDLE ALLEN		3. LAST (Family) ADER	
4. DATE OF BIRTH - month/day/year 06/28/1949		5. AGE Yrs. 66		6. SEX M	
7. BIRTH STATE/FOREIGN COUNTRY CA		10. SOCIAL SECURITY NUMBER 565-78-2777		11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> LAK	
12. MARITAL STATUS/PROP. at time of Death DIVORCED		1. DATE OF DEATH - month/day/year 08/15/2015		4. HOUR (24 hours) 1821	
13. EDUCATION - Highest Level/Cegree (See footnote on back) HS GRADUATE		14/15. HAD DECEDENT HISPANIC/LATINO/SPANISH? (If yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		18. DECEDENT'S RACE - List in 3 races may be listed (see worksheet on back) CAUCASIAN	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED		14. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) TRUCKS AND EQUIPMENT		12. YEARS IN OCCUPATION 25	
22. DECEDENT'S RESIDENCE (Street and number or location) 1425 B E PATTERSON AVENUE					
21. CITY FRESNO		22. COUNTY/PROVINCE FRESNO		23. ZIP CODE 93728	
24. YEARS IN COUNTY 10		25. STATE/FOREIGN COUNTRY CA			
26. INFORMANT'S NAME, RELATIONSHIP JEANNE MANSFIELD, SISTER					
27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and ZIP) 336 MEDELEY LANE, ORANGE, CA 92869					
28. NAME OF SURVIVING SPOUSE/PROP - FIRST		29. MIDDLE		30. LAST (BIRTH NAME)	
31. NAME OF FATHER/MOTHER - FIRST WILLIAM		32. MIDDLE JAMES		33. LAST ADER	
34. BIRTH STATE IN		35. NAME OF MOTHER/MOTHER - FIRST MARGARET		36. MIDDLE JEAN	
37. LAST BIRTH NAME MAYES		38. BIRTH STATE CANADA			
39. DISPOSITION DATE - month/day/year 08/24/2015		40. PLACE OF FINAL DISPOSITION RIVERSIDE NATIONAL CEMETERY 22495 VAN BUREN BLVD, RIVERSIDE, CA 92518			
41. TYPE OF DISPOSITION CR/BU		42. SIGNATURE OF EMBALMER NOT EMBALMED		43. LICENSE NUMBER	
44. NAME OF FUNERAL ESTABLISHMENT NEPTUNE SOCIETY OF CENTRAL CALIFORNIA		45. LICENSE NUMBER FD1332		46. SIGNATURE OF LOCAL REGISTRAR KENNETH D BIRD, MD MPH	
47. DATE - month/day/year 08/24/2015					
101. PLACE OF DEATH COMMUNITY REGIONAL MEDICAL CENTER- FRESNO					
104. COUNTY FRESNO		105. FACILITY ADDRESS OR LOCATION WHERE IT OCCURRED (Street and number, or location) 2823 FRESNO ST		106. CITY FRESNO	
107. CAUSE OF DEATH Enter the chain of events - diseases, injuries, or complications - that directly caused death. DO NOT enter general terms such as cardiac arrest, respiratory arrest, or venous thromboembolism without showing the etiology. DO NOT abbreviate. CARDIOMYOPATHY - NON-ISCHEMIC					
IMMEDIATE CAUSE (Final disease or condition requiring surgery) CARDIOMYOPATHY - NON-ISCHEMIC		108. SEX OF DEATH <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		109. YRS 15-08-117	
110. UNDERLYING CAUSE (Disease or injury that initiated the process resulting in death) LAST		111. SEX OF DEATH <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		112. YRS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
113. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 CHRONIC OBSTRUCTIVE PULMONARY DISEASE		114. SEX OF DEATH <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		115. YRS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
116. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 113? (Yes, list type of operation and date) NO		117. SEX OF DEATH <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		118. YRS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
119. IDENTIFY THE TYPE AND AREA OF ANY WOUND OR INJURY AT THE TIME OF DEATH AND PLACE SPORED FROM THE CHIEF CAUSE		120. SIGNATURE OF PHYSICIAN LISA E. LAMBERTH, M.D.		121. LICENSE NUMBER G53863	
122. TYPE OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Fire <input type="checkbox"/> Poisoning <input type="checkbox"/> Other (Specify)		123. TYPE OF DEATH <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> LAK		124. INJURY DATE - month/day/year 08/15/2015	
125. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		126. TYPE OF INJURY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> LAK		127. HOUR (24 hours)	
128. DESCRIBE HOW INJURY OCCURRED (events which resulted in injury)		129. TYPE OF INJURY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> LAK			
130. LOCATION OF INJURY (Street and number or location, and city and state)		131. TYPE OF INJURY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> LAK			
132. SIGNATURE OF CORONER / DEPUTY CORONER		133. TYPE OF CORONER / DEPUTY CORONER		134. TYPE AND TITLE OF CORONER / DEPUTY CORONER	

STATE REGISTRAR

CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF FRESNO

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, Fresno Co. Department of Public Health.

SEP 09 2015

DATE ISSUED

001111400

COUNTY HEALTH OFFICER
REGISTRAR OF VITAL STATISTICS

0100010030159801

County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer
October 11, 2023



Melissa Johnson
Assistant Tax Collector

Jeanne A. Mansfield
339 S. Merelet Lane
Orange, CA 92869

11/2/23 - sending in
this week

Re: PIN: 723044005
TC 215 Item 1801
Date of Sale: May 5, 2020

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 Treasurer-Tax Collector in making the determination.

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate (not copy)**
- Copy of Marriage Certificate for
- Original Note/Payment Book

- Notarized Updated Statement of Monies Owed (up to date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other: Notarized Affidavit for Collection of Personal Property**

Please send in all original documents by **October 25, 2023** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano

Accounting Technician I
Tax Sale Operations/Excess Proceeds
PH: (951) 955-3336/Fax: (951) 955-3991

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature X</p>
<p>1. Article Addressed to:</p> <p>Jeanne A. Mansfield 339 S. Merelet Lane Orange, CA 92869</p>	<p>B. Received by (Printed Name)</p>
<p>2. Article Number (Transfer from service label) 7022 3330 0000 1835 8896</p>	<p>D. Is delivery address different If YES, enter delivery address</p> <p>3. Service Type</p> <ul style="list-style-type: none"> <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)

County of Riverside Treasurer - Tax Collector

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

January 25, 2024

Final Notice

Jeanne A. Mansfield
339 S. Merelet Lane
Orange, CA 92869

NO Response.

Re: PIN: 723044005
TC 215 Item 1801
Date of Sale: May 5, 2020

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

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.

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
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- Certified Death Certificate (not copy)**
- Copy of Marriage Certificate for
- Original Note/Payment Book
- Notarized Updated Statement of Monies Owed (up to date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other: Notarized Affidavit for Collection of Personal Property**

Please send in all **original** documents by **February 9, 2024** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano
Accounting Technician I
Tax Sale Operations/Excess Proceeds
Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature X</p> <p>B. Received by (Printed Name)</p> <p>D. Is delivery address different If YES, enter delivery address</p>
<p>1. Article Addressed to:</p> <p>Jeanne A. Mansfield 339 S. Merelet Lane Orange, CA 92869</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <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)
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 7411 2055 4047 64</p> <p>7003 2260 0004 1560 7368</p>	