

ITEM: 19.41 (ID # 24763) MEETING DATE: Tuesday, July 30, 2024

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Items 1732 & 1733. Last assessed to: Viola B. Thompson, an unmarried woman. District 4. [\$11,337-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

- 1. Approve the claim from Thomas Biering, heir to the Estate of Viola B. Thompson, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 641253022 & 641253023;
- 2. Approve the claim from Scott Biering, heir to the Estate of Viola B. Thompson, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 641253022 & 641253023; and
- 3. Authorize and direct the Auditor-Controller to issue a warrant to Thomas Biering, heir to the Estate of Viola B. Thompson in the amount of \$5,668.49 and to Scott Biering, heir to the Estate of Viola B. Thompson in the amount of \$5,668.49, 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

Melissa Johnson 7/17/2024

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 |
|---------|--|
| Nays: | None |
| Absent: | None |
| Date: | July 30, 2024 |
| XC: | Tax Collector |

Kimberly A. Rector Clerk of the Board By: and Man

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 | \$ 11,337 | \$0 | \$ 11,337 | \$0 |
| NET COUNTY COST | \$0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: | Fund 65595 Excess Proc | eeds from Tax Sale | Budget Adjus | stment: N/A |
| | | | For Fiscal Ye | ear: 24/25 |

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

<u>Summary</u>

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.

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

- 1. Claim from Thomas Biering, heir to the Estate of Viola B. Thompson based on a Grant Deed recorded August 18, 1980 as Instrument No. 1980-148649, an Affidavit for Collection of Personal Property notarized April 15, 2024, and a Certificate of Death for Viola B. Thompson.
- 2. Claim from Scott Biering, heir to the Estate of Viola B. Thompson based on a Grant Deed recorded August 18, 1980 as Instrument No. 1980-148649, an Affidavit for Collection of Personal Property notarized April 15, 2024, and a Certificate of Death for Viola B. Thompson.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Thomas Biering, heir to the Estate of Viola B. Thompson be awarded excess proceeds in the amount of \$5,668.49 and Scott Biering, heir to the Estate of Viola B. Thompson be awarded excess proceeds in the amount of \$5,668.49. 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.

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

| EP 215-1732 | PIN: 641253022 | \$ 8,287.21 |
|-------------|----------------|--------------|
| EP 215-1733 | PIN: 641253023 | \$ 3,049.77 |
| | TOTAL: | \$ 11,336.98 |

Impact on Residents and Businesses

Excess proceeds will be released to heirs to the Estate of the last assessee of the properties.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. <u>Claim TBiering</u> ATTACHMENT B. <u>Claim SBiering</u>

Cesar Bernal 7/19/2024

Haron Gettis 6/4/2024

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY (SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 Item 1732 Parcel Identification Number: 641253022

Assessee: THOMPSON VIOLA B ESTATE OF

Situs:

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),

from the sale of the above mentioned real property. *Twe were the* <u>inclusion</u> is evidenced by Riverside County 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.

| have to sign the claim unless the claimar claimant may only receive his or her respe | ne taxsale process has severed this Joint Tenancy, and all Joint Tenants nt submits proof that he or she is entitled to the full amount of the claim, ctive portion of the claim. |
|---|---|
| I/We affirm under penalty of perjury that th | be foregoing is true and correct. |
| Executed this [] day of APCI | , 2024 at <u>SONOMAGOUNTY</u> , CA County, State |
| Executed this <u>11</u> day of <u>777 the</u> | County, State |
| | |
| Signature of Claimant | Signature of Claimant |
| | Thomas Biering |
| Print Name | Print Name |
| Philipane | 23 Baker Ct |
| | Street Address |
| | Petaluma, CA 94952 |
| | City, State, Zip |
| | City, State, Zip (661)378-1006 |
| | Phone Number SCO 8-21 (1-99) |
| | 500 8-21 (1-55) |

RECEIVED 2024 APR 19 AM 10: 34 RIVERSIDE COUNTY TREAS-TAX COLLECTOR

> will the

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 1733 Parcel Identification Number: 641253023

Assessee: THOMPSON VIOLA B ESTATE OF

Situs:

3114172.1264.2

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, I reby claim excess proceeds in the appount 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 a evidenced by Riverside Coupty 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.

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2021 FEB 25 AM 7: 19

RIVERSIDE COUNTY EAS-TAX COLLECTOR

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.

2021 at Contra- costa county, California 0 harry 2 Executed this day of Signature of Claimant Signature of homas Print Name 15500 Address avet City, State, Zip 100 COM Email Address

. RIV-1590134 Order No. RI Escrow No. 371 0 864 Loan No. WHEN RECORDED MAIL TO: Viola B. Thompson 10G 2201 Lyric Ave. Los Angeles, Cal. 90027 LINE FOR RECORDER'S USE MAIL TAX STATEMENTS TO: DOCUMENTARY TRANSFER TAX \$ 15,40 SAME AS ABOVE ...X Computed on the consideration or value of property conveyed; ORComputed on the consideration or value less liens or encumbrances remaining at time of sele. Signature of Declarant or Agent determining tax -- Firm Name GRANT DEED FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GOLDIE LEWIS, who acquired title as GOLDIE L. GIBSON and RUBY LEE GIBSON, Sisters as Joint Tenants hereby GRANT(S) to VIOLA B. THOMPSON, an unmarried woman 590134 the real property in the City of Desert Hot Springs County of Riverside , State of California, described as Lots 600 and 601 in the Desert Springs Estates Unit No. 4, as shown by Map on file in Book 34 page 19 of Maps, Records of Riverside County, California. SUBJECT TO: 1. All General and Special taxes for the fiscal year 1980-1981, a lien not yet payable. 2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record. Dated July 28, 1980 Goldie Lewis STATE OF CALIFORNIA Curean City On August 6, 1980 before me, the undersigned, a Notary Public ác. DADLENT L HEMEY subscribed to the within instrument end acknowledged that since executed the same. ((genal) Notary Public - 5 the of New Cargo Say WITNESS my hand and official seal. 14171 5 Darene & Durry 15 14-Signatura (This eres for official notarial seal) 1002 (10/69) MAIL TAX STATEMENTS AS DIRECTED ABOVE a in suites of lower as the other calification while is sufficient charter

ä STATE OF CALIFORNIA }" COUNTY OF __ SAN DIEGO On AUGUST 13, 1980 before me, the undersigned, a Notary Public in and for ally appeared --- RUBY LEF GIBSON said Sr -148649 15 to be the person Official Official ledged subi DIFICIAL STAL CHRISTINE GAINES NOTARY PUBLIC - CALIFURNIA Principal Office. San Diego Co. Calif. My Commission Edp. Dec. 26, 1981 CT-24 thet official se WITNESS Signatere CHRISTINE GAINES [This area for official notarial seal] Name (Tyned or Printed) END RECORDED DOCUMENT ' DONALD D. SULLIVAN. COUNTY RECORDER

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

DEAN C. LOGAN Registrar-Recorder/County Clerk

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFIC

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MAY

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2000001056963

AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY UNDER CALIFORNIA PROBATE CODE SECTIONS 13100-13106

The undersigned state(s) as follows:

| 1. (Decedent's Name County of <u>205</u> 7 | Viola | B Thompson | died on (date) 04/05/1997 in |
|--|---------|---------------------|------------------------------|
| County of Los + | Ingeles | , State of Californ | nia [before April 1, 2022]. |

2. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.

- 3. (Check one):
 - No proceeding is now being or has been conducted in California for administration of the decedent's estate.
 - The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed \$166,250.

- 5. (Check one):
 - An inventory and appraisal of the real property included in the decedent's estate is attached.
 - A There is no real property in the estate.
- 6. The following property is to be paid, transferred, or delivered to the undersigned under the provisions of California Probate Code Section 13100;

For Parcels 641-253-022;023 Excess Proceeds 20 7. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are: Thomas Biering & Scott Biering m 0 m 8. The affiant or declarant (check one): Is/are the successor(s) of the decedent (as defined in Section 13006 of the California Probate Code) to the

- decedent's interest in the described property.
 ☐ Is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the decedent (as defined in Section 13006 of the California Probate Code) with respect to the decedent's interest in the described property.
- 9. No other person has a superior right to the interest of the decedent in the described property.

10. The affiant or declarant requests that the described property be paid, delivered or transferred to the affiant or declarant.

The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 04/15/202

Dated:

Name:

Updated 1/1/2020

ACKNOWLEDGMENT A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California Sonoma Maureen McGuigan, Notary Public On before me, (insert name and title of the officer) personally appeared 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. MAUREEN E. MCGUIGAN COMM. #2445545 IOTARY PUBLIC - CALIFORNIA WITNESS my hand and official seal. SONOMA COUNTY Ay Comm. Expires April 29, 2027 Signatur

RECEIVED RIVERSIDE COUNTY RIVERSIDE COUNTY RIVERSIDE COUNTY RIVERSIDE COUNTY

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY (SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Matthew Jennings, Treasurer-Tax Collector

Re: **Claim for Excess Proceeds**

TC 215 Item 1732 Parcel Identification Number: 641253022

Assessee: THOMPSON VIOLA B ESTATE OF

Situs:

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.

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 1 day of April , 20 | 24 at San Diego county, CA |
| | County, State |
| Scott Blen | |
| Signature of Claimant | Signature of Claimant |
| Scott Biering | |
| Print Name | Print Name |
| 8174 Regents Rd. Apt. 204 | |
| Street Address | Street Address |
| San Diego, CA, 92122_ | |
| City, State, Zip | City, State, Zip |
| 661-304-2163 | |
| Phone Number | Phone Number |



SCO 8-21 (1-99)

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 1733 Parcel Identification Number: 641253023

Assessee: THOMPSON VIOLA B ESTATE OF

Situs:

114172.1264.2

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

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

2021 at Contra- costa county, California day of February 20 Executed this Signature of Scoff Print Name 1260 Hopkins Berko Kelex.edu Sbieringe

RECEIVED 2021 FEB 25 AM 7: 19 RIVERSIDE CO

Order No. RIV-1590134 Escrow No. 371 864 Loan No. WHEN RECORDED MAIL TO: Viola B. Thompson AUG 2201 Lyric Ave. Los Angeles, Cal. 90027 LINE FOR RECORDER'S MAIL TAX STATEMENTS TO: DOCUMENTARY TRANSFER TAX \$ 15.40 SAME AS ABOVE ...X Computed on the consideration or value of property conveyed; OR Computed on the consideration or value less liens or encumbrances remaining at time of sele. Signature of Declarant or Agent detaimining tas -- Firm Name GRANT DEED FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GOLDIE LEWIS, who acquired title as GOLDIE L. GIBSON and RUBY LEE GIBSON, Sisters as Joint Tenants hereby GRANT(S) to VIOLA B. THOMPSON, an unmarried woman 1590134 the real property in the City of Desert Hot Springs County of Riverside , State of California, described as Lots 600 and 601 in the Desert Springs Estates Unit No. 4, as shown by Map on file in Book 34 page 19 of Maps, Records of Riverside County, California. SUBJECT TO: 1. All General and Special taxes for the fiscal year 1980-1981, a lien not yet payable. 2. Covenants, conditions, restrictions, reservations, rights, rights of way and July 28, 1980 Dated STATE OF CALIFORNIA Cas C on august 6, 1980 known to me to be the person ----- whose name ... is DADI ONE 1 JULINEY subscribed to the within instrument and acknowledged that (13¹⁰) W Public - State of an $Cat : {\rm graves}^{(n)} (\gamma)_{\gamma}$ WITNESS my hand and official seal Darene & Durry Signature This area for official indearlas 1002 (10/69) MAIL TAX STATEMENTS AS DIRECTED ABOVE in the set of the set

ä STATE OF CALIFORNIA }" COUNTY OF ____ SAN DIEGO on_____AUGUST_13, 1980 , before me, the undersigned, a Notary Public in and for vally appeared RUBY LEE GIBSON said State 148649 be the person DIFICIAL STAL ecknowledged subsc DIFICIAL STAL CHRISTINE GAINES NOTARY PUBLIC - CALIFURNIA Principal Office. San Dirego Co. Calif. My Commission EXP. Dec. 26, 1981 25 official s WITNESS 5 CHRISTINE GAINES (This area for official notarial seal) Name (Tyned or Printed) END RECORDED DOCUMENT ' DONALD D. SULLIVAN, COUNTY RECORDER のないない

COUNTY OF LOS ANGELES

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| 10/19/1931 75 Initial Arm Tokes (Initial P 04/05/1992) 013 000000000000000000000000000000000000 | | a second s | | | 2.12 1.12 1.12 | | where the second second | | | Thom | pson | | |
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This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

DEAN C. LOGAN Registrar-Recorder County Clerk

This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar-RecorderCounty Clerk.

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COUNTY OF LOS ANGELES REGISTRAR-RECORDER/COUNTY CLERK

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ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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

DEAN C. LOGAN Registrar-Recorder/County Clerk

This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar-Recorden/County Clerk.



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AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY UNDER CALIFORNIA PROBATE CODE SECTIONS 13100-13106

The undersigned state(s) as follows:

1. (Decedent's Name) Viola B. Thompson died on (date) 04/05/1997, in County of Los Angela State of California [before April 1, 2022].

2. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.

- 3. (Check one):
 - No proceeding is now being or has been conducted in California for administration of the decedent's estate.
 - □ The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed \$166,250.

- 5. (Check one):
 - □ An inventory and appraisal of the real property included in the decedent's estate is attached.
 - □ There is no real property in the estate.
- 6. The following property is to be paid, transferred, or delivered to the undersigned under the provisions of California Probate Code Section 13100:

Excess proceeds for Parcels 641-253-022; 23

- 7. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are: <u>Thomas Biering</u> 3 Scott Biering
- 8. The affiant or declarant (check one):
 - ☑ Is/are the successor(s) of the decedent (as defined in Section 13006 of the California Probate Code) to the decedent's interest in the described property.
 - □ Is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the decedent (as defined in Section 13006 of the California Probate Code) with respect to the decedent's interest in the described property.
- 9. No other person has a superior right to the interest of the decedent in the described property.

Name:

SEE

10. The affiant or declarant requests that the described property be paid, delivered or transferred to the affiant or declarant.

The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 4.15.2024

Name. TREAS-TAX COLLECTOR

BECEINED DENED

RIVERSIDE COUNTY

2024 APR 19 AM 10: 27

Dated: _____

Updated 1/1/2020

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF MENDOCINO San Diego On Apr. L 152024 appeared Scott Bigging Condid

JFOELLER Public

, 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person executed the instrument.

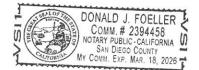
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

retter

Signature of Notary Public

(Seal)



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Updated 1/1/2020