

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



ITEM: 21.14
(ID # 24853)

MEETING DATE:
Tuesday, January 28, 2025

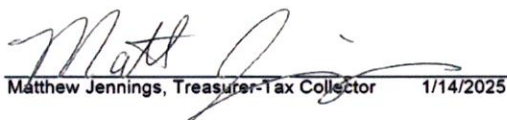
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 585. Last assessed to: Pauline Hoffman, successor trustee, under that certain Declaration of Trust named Larry R. Hoffman and Pauline Hoffman Family Trust, dated September 21, 1995; and Jim Dupuis and Cecile Dupuis, husband and wife as joint tenants as to an undivided one half interest, all as tenants in common. District 4. [\$5,295-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Pauline Hoffman, Successor Trustee of the Larry R. Hoffman and Pauline Hoffman Family Trust, dated September 21, 1995, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 665132012;
2. Authorize and direct the Auditor-Controller to issue a warrant to Pauline Hoffman, Successor Trustee of the Larry R. Hoffman and Pauline Hoffman Family Trust, dated September 21, 1995, in the amount of \$5,294.76, 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
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$5,294.76 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 1/14/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 28, 2025
xc: Tax Collector

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 5,295	\$ 0	\$ 5,295	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	NO
			For Fiscal Year:	24/25

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 April 26, 2022 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 7, 2022. 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 19, 2022 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

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of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on July 7, 2022.

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

1. Claim from Pauline Hoffman, Successor Trustee of the Larry R. Hoffman and Pauline Hoffman Family Trust, dated September 21, 1995 based on a Grant Deed recorded June 12, 1990 as Instrument No. 1990-215483, a Quit Claim Deed recorded June 18, 1997 as Instrument No. 1997-213670, and an Affidavit – Death of Trustor, Trustee and Beneficiary recorded September 21, 2016 as Instrument No. 2016-0411163.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Pauline Hoffman, Successor Trustee of the Larry R. Hoffman and Pauline Hoffman Family Trust, dated September 21, 1995 be awarded excess proceeds in the amount of \$5,294.76. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$5,294.76 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 the Successor Trustee of the property and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Hoffman


Cesar Bernal, PRINCIPAL MGMT ANALYST 1/14/2025


Aaron Gettis, Chief of Deputy County Counsel 6/4/2024

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 218 ITEM 585 Parcel Identification Number: 665132012

Assessee: HOFFMAN, PAULINE TRUSTEE & DUPUIS, CECILE & JIM

Situs:

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ ONE HALF 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. 215483; recorded on JUNE 12, 1990. 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.

See cover letter for list of attached documents.

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 3rd day of August, 2022 at Las Vegas, Clark County, Nevada
County, State

Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Email Address

Email Address

RECEIVED
2022 AUG 11 AM 8:45
RIVERSIDE COUNTY
TREAS-TAX COLLECTION

1002 10/1121

RECORDING REQUESTED BY

James F. Roberts, Atty.

WHEN RECORDED MAIL TO:

Mr. and Mrs. Larry R. Hoffman
9321 Marietta Drive
Garden Grove, California 92641

213670

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUN 18 1997

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

M

QUIT CLAIM DEED

The undersigned Grantors declare that the documentary transfer tax is \$ None.
The land, tenements or realty is located in Unincorporated area // City of

FOR NO CONSIDERATION, LARRY R. HOFFMAN and PAULINE HOFFMAN, hereby QUIT CLAIM(S) to LARRY R. HOFFMAN and PAULINE HOFFMAN, as Trustees, or any successor Trustees, under that certain Declaration of Trust named LARRY R. HOFFMAN AND PAULINE HOFFMAN FAMILY TRUST, created by LARRY R. HOFFMAN and PAULINE HOFFMAN, as Trustees, dated September 21, 1995, as to their undivided one-half (1/2) interest, in and to the following described real property in the County of Riverside, State of California:

(Vacant property on Florence Drive, Hot Springs Ranchos)
LOT 201 OF HOT SPRINGS RANCHOS, UNIT 2, AS SHOWN BY MAP ON FILE IN BOOK 33, PAGES 57 AND 58 OF
MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 665132012-8

THIS CONVEYANCE TRANSFERS GRANTORS' INTEREST INTO THEIR REVOCABLE LIVING TRUST, R & T 11911

DATED: OCTOBER 26, 1995

LARRY R. HOFFMAN
PAULINE HOFFMAN

STATE OF CALIFORNIA

COUNTY OF ORANGE

SS.

On October 26, 1995, before me, the undersigned, a Notary Public in and for said County and State personally appeared LARRY R. HOFFMAN and PAULINE HOFFMAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official Seal.



Julie Sykes
Notary Public

MAIL TAX STATEMENTS TO: MR. & MRS. LARRY R. HOFFMAN, 9321 Marietta Drive, Garden Grove, California 92641

THIS MICROFILM COPYRIGHTED
1997 BY SECURITY UNION TITLE
INSURANCE COMPANY
MICROGRAPHICS DIVISION

RIVERSIDE

PUBLIC RECORD

RECORDING REQUESTED BY
Law Office of James F. Roberts & Associates
3061 E. La Palma Ave.
Anaheim, CA 92806

2016-0411163

09/21/2016 01:44 PM Fee: \$ 31.00

Page 1 of 3

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



466

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:
PAULINE HOFFMAN
9321 Marietta Drive
Garden Grove, California 92841

CLIENT NO.: 95-08-1059

Space Above This Line For Recorder's Use

AFFIDAVIT - DEATH OF TRUSTOR, TRUSTEE AND BENEFICIARY

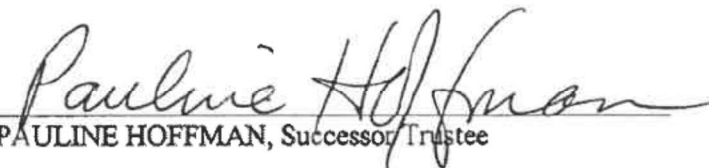
PAULINE HOFFMAN, Successor Trustee, being of legal age, being first duly sworn, deposes and says:

That LARRY RAY HOFFMAN, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as LARRY R. HOFFMAN named as one of the parties in that certain QUIT CLAIM DEED dated October 26, 1995, executed by LARRY R. HOFFMAN wherein the decedent was one of the Trustors and Trustees of the LARRY R. HOFFMAN AND PAULINE HOFFMAN FAMILY TRUST, dated September 21, 1995, as well as the beneficiary under said Trust; it being further acknowledged that PAULINE HOFFMAN is the successor Trustee of said Declaration of Trust. The aforementioned QUIT CLAIM DEED is recorded as Instrument No. 213670, Book #N/A, Page #N/A, on June 18, 1997, in the Official Records of Riverside County, State of California, covering the following described property situated in the County of Riverside, State of California:

LOT 201 OF HOT SPRINGS RANCHOS, UNIT 2, AS SHOWN BY MAP ON FILE IN
BOOK 33, PAGES 57 AND 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

COMMONLY KNOWN AS: Vacant Lot on Florence Drive, Hot Springs Ranchos 2, Desert Hot Springs
APN: 665-132-012

DATED: September 8, 2016


PAULINE HOFFMAN, Successor Trustee

(See attached California Jurat)

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE

HEALTH CARE AGENCY

1200 N. MAIN STREET, SUITE 100-A
SANTA ANA, CALIFORNIA 92701

DOC #2016-041163 Page 3 of 3

3052016149787

CERTIFICATE OF DEATH

3201630011792

STATE FILE NUMBER LARRY		MIDDLE RAY		LAST PREFIX HOFFMAN	
REAL ALSO KNOWN AS - SHOW AS FIRST, MIDDLE, LAST LAWRENCE RAY HOFFMAN					
A. DATE OF BIRTH 06/18/1934		B. AGE YRS. 82		C. SEX M	
D. RACE CAUCASIAN		E. MARRIAGE STATUS MARRIED		F. DATE OF DEATH 07/20/2016	
G. HOURS - 24 HOUR 1503					
H. DECEASED'S RESIDENCE - Up to 3 lines may be listed here, including an apt.					
I. USUAL OCCUPATION - Type of work, for most of the, DO NOT USE RETIRED PROFESSOR					
J. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, retail store, etc.) EDUCATION					
K. YEARS EDUCATION 34					
L. DECEASED'S RESIDENCE (street and number, or building) 9321 MARIETTA DR.					
M. CITY GARDEN GROVE					
N. COUNTY ORANGE					
O. ZIP CODE 92841					
P. DECEASED'S MARITAL STATUS MARRIED					
Q. DECEASED'S NAME, RELATIONSHIP PAULINE HOFFMAN, WIFE					
R. DECEASED'S ADDRESS (street and number, or building) 9321 MARIETTA DR., GARDEN GROVE, CA 92841					
S. NAME OF SURVIVING SPOUSE (first, middle, last) PAULINE					
T. NAME OF FATHER (first, middle, last) JOE					
U. NAME OF MOTHER (first, middle, last) BEULAH					
V. NAME OF BIRTH (first, middle, last) REZNICK					
W. DATE OF BIRTH 08/01/2016					
X. PLACE OF BIRTH (city, state, and country) 9321 MARIETTA DR., GARDEN GROVE, CA 92841					
Y. TYPE OF DEATH CR/RES					
Z. SIGNATURE OF DECEASED NOT EMBALMED					
AA. LICENSE NUMBER FD1305					
AB. SIGNATURE OF LOCAL REGISTRAR ERIC G. HANDLER, M.D.					
AC. DATE 08/01/2016					
AD. PLACE OF DEATH ORANGE COAST MEMORIAL MEDICAL CTR					
AE. CITY ORANGE					
AF. ADDRESS (street and number, or building) 9920 TALBERT AVE.					
AG. CITY FOUNTAIN VALLEY					
AH. CAUSE OF DEATH RESPIRATORY FAILURE					
AI. INTRACRANIAL HEMORRHAGE					
AJ. MECHANICAL FALL					
AK. ALCOHOL INTOXICATION					
AL. CORONARY ARTERY DISEASE, ATRIAL FIBRILLATION					
AM. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH, BUT NOT RESULTING IN THE UNDERLYING CAUSE OF DEATH NO					
AN. WAS OPERATION PERFORMED FOR ANY CONNECTION, IN ITEM 127 OR 128? (yes, list type of operation and date) NO					
AO. IF FEMALE, PRESENT AT DELIVERY YES NO UNK					
AP. SIGNATURE AND TITLE OF DECEASED RICHARD COLLIN CHO M.D.					
AQ. LICENSE NUMBER A55251					
AR. DATE 07/27/2016					
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