



Katherine Douglas *General Public Comment - Group 1*

From: Jay Hartz <jhartz164@gmail.com>
Sent: Tuesday, August 6, 2024 6:54 PM
To: Gregg Hart; Joan Hartmann; Bob Nelson; Steve Lavagnino; laura@lauracapps.com; sbcob
Subject: NOTICE OF DEEDS RECORDED/FRAUD PROTECTION
Attachments: SBSUPSLTR1.pdf; SBSUPSLTR2.pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Supervisors—I have read recently about people stealing the real property of others by recording fake deeds or trust deeds. Apparently it is very difficult to unwind such frauds, and more difficult the longer the false deeds have been recorded. In fact, Elvis Presley’s home Graceland was almost lost because of such a fraud.

We recently sold a property in Orange County. I was pleased and impressed when we received a letter from the Orange County Assessor reporting the recordation of the deed so that we could take prompt action if it was improper. A copy of their letter is attached. Such a program could save a lot of people a lot of trouble.

On June 24, 2024 I wrote to the Santa Barbara County Assessor, showed him a copy of the Orange County letter and suggested that if Santa Barbara County did not have such a program, it should consider instituting one. A copy of that letter is attached.

I received a letter response dated July 8, 2024 which stated only that Santa Barbara County had no such program. A copy of that letter is attached. There was no indication that the County Assessor would even consider such a program, though I would imagine that it would not be difficult or expensive.

I request that you direct the County Assessor to implement such a program, or at least explain to you why he would not do so. Such a program would be one of the best forms of protection against such frauds that I could imagine. Why would the County not wish to implement such a program to protect its residents?

Thank you for your consideration of this matter. Jay Hartz

Jay Hartz & Theresa Gray
PO Box 719
Santa Barbara, Ca 93102
June 24, 2024

Joseph E. Holland
Santa Barbara County Assessor
1100 Anacapa St
Hall of Records
Santa Barbara, Ca 93101

RE: Notice of Deed Recording

Dear Mr. Holland:

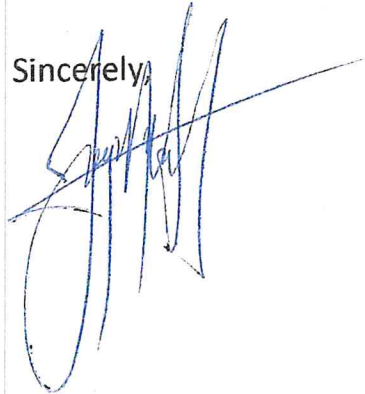
We have read with concern reports of unauthorized persons recording deeds or trust deeds against a property, and attempting to steal the property, as occurred recently with respect to Graceland in Memphis.

We sold a property in Orange County several years ago, and received the attached letter from the assessor's office shortly after escrow closed. The letter informed us that a deed had been recorded, so we could confirm its propriety.

We have not recently sold a property in Santa Barbara County, so we do not know if you issue such letters, but if you do not we urge you to consider doing so, as such letters provide some degree of protection against unauthorized transfers, and at least permit an owner to take immediate action if such a deed has been improperly recorded. Thank you for your consideration of this matter.

Attachment

Sincerely,

A handwritten signature in blue ink, appearing to be "Jay Hartz", written over a horizontal line.



TOM DALY
CLERK-RECORDER

ORANGE COUNTY
HALL OF RECORDS AND FINANCE
12 CIVIC CENTER PLAZA, ROOM 101, P.O. BOX 238, SANTA ANA, CALIFORNIA 92702-0238
PHONE (714) 834-2500 FAX (714) 834-2675
WWW.OCRECORDER.COM

COURTESY NOTICE

March 21, 2011

Hartz Jay N
429 Hawthorne Rd
Laguna Beach, CA 92651-1522

SUBJECT: GRANT DEED RECORDING CONFIRMATION

Dear Valued Customer,

The Orange County Clerk-Recorder Department is working to protect our customers from potential fraudulent and illegal activities.

One step we're taking is to send out courtesy notices regarding recent property recording transactions. This is to ensure legitimacy and accuracy.

Our records indicate that a grant deed was recently recorded under your name in our office. Please find enclosed a copy of the grant deed for your reference.

IF THE ABOVE TRANSACTION IS CORRECT, NO ACTION ON YOUR PART IS REQUIRED.

If you are unaware of this recording, please call your local law enforcement agency as soon as possible to further investigate.

If you have any questions, please contact the Clerk-Recorder Department at (714) 834-2500. For more information regarding real property fraud, please read the enclosed blue sheet, or visit us online at www.ocrecorder.com.

Thank you for your business and our department looks forward to serving you again.



TOM DALY
CLERK-RECORDER

ORANGE COUNTY
HALL OF RECORDS AND FINANCE
12 CIVIC CENTER PLAZA, ROOM 101, P.O. BOX 238, SANTA ANA, CALIFORNIA 92702-0238
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REAL ESTATE FRAUD FACT SHEET

Types of Real Estate Fraud

- Home improvement scams, which involve real estate professionals getting loans from the names of people unaware their identities are being used;
- Equity Fraud, which occurs when a person forges a property owner's signature on a deed and then equity in the property is stolen through loans taken against the targeted property; and
- Flipping, which involves the buying of property and reselling of it at an inflated price based on fraudulent appraisal values.

Who is at risk for Real Estate Fraud?

Coupled with the effects of identity theft, any individual can be a potential target for real estate fraud. However, law enforcement statistics have shown that the elderly and the more economically challenged are much more susceptible to fraud. Below are some common warning signs of real estate fraud:

- You receive official property documents indicating a transfer of property and you have no previous knowledge of the transaction;
- You are missing a tax bill: A missing tax bill can be the first sign of home equity fraud; and
- You receive mortgage documents or payment books for loans you never applied for. This is also another common sign of equity fraud coupled with identity theft.

Protect yourself and your property

Monitor your credit every four to six months to look for any fraudulent or unexplained activity. You can also check the Orange County Clerk-Recorder Department's online Grantor/Grantee Index to check for recorded transactions that may affect your property.

Reporting Real Estate Fraud

Immediately contact your local law enforcement if:

- You didn't sell, borrow or make gift transfer of properties to anyone;
- You believe a fraud or misrepresentation has occurred in a transaction you were involved in;
- You didn't sign the document(s) or if the information on the document(s) had been altered after you signed it; and
- You receive property documents you have no knowledge of.

For more information on real property fraud and local law enforcement contact information, please visit www.ocrecorder.com/fraud.asp.

JOSEPH E. HOLLAND
County Clerk-Recorder

MELINDA GREENE
Chief Deputy Clerk-Recorder



Hall of Records
1100 Anacapa Street
Santa Barbara, CA 93101

Mailing Address:
PO Box 159
Santa Barbara, CA 93102-0159

OFFICE OF THE SANTA BARBARA COUNTY CLERK-RECORDER

Jay Hartz & Theresa Gray
PO BOX 719
Santa Barbara, CA 93102

07/08/2024

Re: Notice of Deed Recording

Hello,

Our office does not have a notification system in place. The public has access to the real estate records index on our website www.sbcrecorder.com. The index online is searchable by the name of one of the parties to the document and updated everyday after 5PM. We also report suspicious documents to the District Attorney's office.

Feel free to reach out to us directly if you have any questions.
Kind regards,

Santa Barbara County Clerk-Recorder
805-568-2250
Clk-RecHelpdesk@countyofsb.org



Katherine Douglas

From: Barbara Anderson <barbara62239@gmail.com>
Sent: Tuesday, August 13, 2024 5:02 PM
To: sbcob
Subject: Public Comment

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear County Supervisor

May I please ask the County of Santa Barbara to initiate a moratorium on converting any senior mobile home park to all age until Senior MHP overlay can be enacted.

I am 85 living in Rancho Santa Barbara MHP for 16 years now. When I bought my mobile home I was told it was a senior park 55 and older. Now a buyer of another mobile home park outside Santa Barbara plans to change the rules. I am very upset by this and ask for your help. Please put in place a moratorium on converting any Senior MHP.

Thank you for your consideration

Sincerely,

Barbara Anderson

333 Old Mill Rd Spc 253

Santa Barbara, CA 93110

Katherine Douglas

From: Tom Spadaro <tomspadaro@hotmail.com>
Sent: Wednesday, August 14, 2024 4:27 PM
To: sbcob
Subject: Senior MHP Overlay; Special Zoning for All Senior MHPs

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hi,
My wife and I are residents of the San Vicente Mobile Home Park. SVMHP is currently an age 55 and older community. We are 50-year Santa Barbara residents.
GSMO Leaders have brought a great concern to our attention that has the potential to negatively impact our mobile home community. A senior park called Del Cielo Mobile Estates, located just outside of Santa Maria, was recently told by management that their community is now an all-age community. We bought our home with the understanding that the park was designed for seniors and would remain a senior park. As a park designed for seniors, it's not appropriate for all ages. There is no place for children to play, no parking space available for multiple cars in families, and the amenities are geared toward older people. Conversely, many families with children and youth really don't want to live with aging seniors.

We are asking that the County of Santa Barbara enact a Senior MHP Overlay that establishes a special zoning for all senior MHPs in the unincorporated areas of the County, and prevents them from being converted to all-age parks. We understand that it may take some time to enact a Senior MHP Overlay, so we are also asking for the County of Santa Barbara to initiate a moratorium on converting any senior mobile home parks to all-age parks until a Senior MHP Overlay can be enacted.

We are available for further questions. We look forward to hearing from you on this matter.

Sincerely and thanks,
Tom & Becky Spadaro
SVMHP
340 Old Mill Rd. Space 105
Santa Barbara, CA 93110
805-680-8443 (Tom's cell)