

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

117A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:


AUG 09 2012

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 189, Item 218.
Last assessed to: Lucy E. Ketch.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the claim from Meridian Financial, agent for Joan Sennett, Executor to the Estate of Lucy E. Ketch, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 377243011-4;
- 2) Deny the claim from Donald Ketch AKA Donald Lee Ketch;

BACKGROUND: (Continued on page two)


Don Kent, Treasurer-Tax Collector

**FINANCIAL
DATA**

Current F.Y. Total Cost: \$ 25,078.05
Current F.Y. Net County Cost: \$ 0.00
Annual Net County Cost: \$ 0.00

In Current Year Budget: NO
Budget Adjustment: N/A
For Fiscal Year: 2012-13

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale

Positions To Be Deleted Per A-30 ☐
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION:

APPROVE

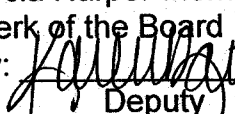
BY: 
Karen L. Johnson

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: September 25, 2012
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

9.32

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL

BY: Dale A. Gardner 8/9/12

DATE: 8/9/12
Departmental Concurrence

Policy ☒ Policy ☒
Consent ☐ Consent ☐
Dep't Recomm.: Per Exec. Ofc.:

BOARD OF SUPERVISORS

Form 11:

Page 2

RECOMMENDED MOTION: (Continued)

- 3) Authorize and direct the Auditor-Controller to issue a warrant to Meridian Financial, agent for Joan Sennett, Executor to the Estate of Lucy E. Ketch in the amount of \$25,078.05, no sooner than ninety days from the date of this order, unless pursuant to the California Revenue and Taxation Code Section 4675, an appeal has been filed in Superior Court.

BACKGROUND: (Continued)

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 March 15, 2011 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 18, 2011. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 2, 2011, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

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

- 1) Claim from Meridian Financial, agent for Joan Sennett, Executor to the Estate of Lucy E. Ketch based on an Authorization for Agent to Collect Excess Proceeds dated August 10, 2011, a Quitclaim Deed recorded July 16, 1990 as Instrument No. 261543, a Petition for Probate filed April 11, 2007, the Last Will and Testament of Lucy E. Ketch and a death certificate for Lucy Elizabeth Ketch.
- 2) Claim from Donald Ketch AKA Donald Lee Ketch based on a Petition for Probate filed April 11, 2007 and the Last Will and Testament of Lucy E. Ketch.

Pursuant to Section 4675 (a) & (c) of the California Revenue and Taxation Code, it is the recommendation of this office that Meridian Financial, agent for Joan Sennett, Executor to the Estate of Lucy E. Ketch be awarded excess proceeds in the amount of \$25,078.05. The claim from Donald Ketch AKA Donald Lee Ketch be denied since the Executor to the Estate of Lucy E. Ketch is Joan Sennett. 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.

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 189 Item 218 Assessment No.: 377243011-4

Assessee: KETCH, LUCY E

Situs: 505 ELLIS ST LAKE ELSINORE

Date Sold: March 15, 2011

Date Deed to Purchaser Recorded: May 18, 2011

Final Date to Submit Claim: May 21, 2012

RECEIVED
2011 AUG 16 PM 4:05
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$25,078.05 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. 304085, recorded on 08-16-1990. A copy of this document is attached here to. 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 Tentants 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 10 day of AUGUST, 2011 at RIVERSIDE, CALIFORNIA
County, State

Joan Bennett
Signature of Claimant

Signature of Claimant

Joan Bennett
Print Name

Print Name

26734 Peach Street #279
Street Address

Street Address

Perris, CA 92570
City, State, Zip

City, State, Zip

(951) 764-6927
Phone Number

Phone Number

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. **PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.**

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Meridian Financial my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 377-243-01-4 sold at public auction on March 15, 2011. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 25,078.05 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Joan Sennett
(Signature of Party of Interest)

Joan Sennett
(Name Printed)

21784 Peach St. # C79
(Address)

Perris, CA 92570
(City/State/Zip)

(951) 764-6921
(Area Code/Telephone Number)

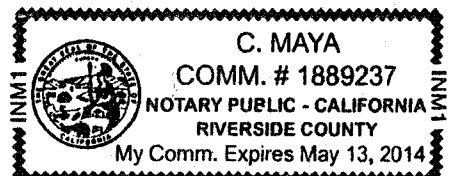
STATE OF CALIFORNIA)ss.
COUNTY OF Riverside

On August 10th, 2011, before me, C. Maya, personally appeared Joan Sennett, 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.

WITNESS my hand and official seal.

C. Maya
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

24/000 08/14/2011 owner
(Signature of Agent) Robert Cortes

Meridian Financial
(Name Printed)

1581 Liberty Drive
(Address)

Corona, CA 92881
(City/State/Zip)

STATE OF CALIFORNIA)ss.
COUNTY OF _____

On _____, before me, the undersigned, a Notary Public in and for said State, 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.

WITNESS my hand and official seal.

(Signature of Notary)

(SEE ATTACHMENT
FOR NOTARY
Robert Cortes)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of RIVERSIDE

On AUG 14, 2011 before me, CYNTHIA TOSTADO NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared ROBERT CURTES

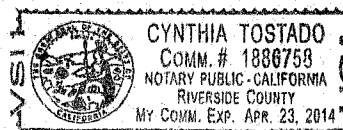
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

AUTH. FOR AGENT TO COLLECT
(Title or description of attached document)

EXCESS PROCEEDS
(Title or description of attached document continued)

Number of Pages 1 Document Date 08/14/11

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual ~~(s)~~
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS
OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO

Mrs. Lucy Ketch
505 N. Ellis
Lake Elsinore, CA 92330

WITNESSES
Subscribed and sworn to before me on this 16th day of July 1990
At Lake Elsinore, California
Notary Public
J.P.

RECEIVED FOR RECORD
JUL 16 1990
Notary Public
J.P.

MAILED
JUL 16 1990
RECORDED
JUL 16 1990

WILLIAM E. BARNES
Recorder
Fees \$

Title Order No _____ Escrow No _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0
 computed on full value of property conveyed, or
 computed on full value less value of liens and
 encumbrances remaining at the time of sale.

Frank N. and Sandra L. Spencer

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do_____ hereby remise,

release and forever quitclaim to Lucy E. Ketch

the following described real property in the City of Lake Elsinore
County of Riverside State of California

Parcel 1:
Lot 3 in block 513 of smiths addition to Elsinore, as shown by map on
file in book 2 page 135 of maps, records of San Diego County, California.

Parcel 2:
The Northwesterly 50 feet of the Northeasterly 20 feet of lot 2 in block
513 of Smiths addition to Elsinore, As shown by map on file in book 2
page 135 of maps, records of San Diego County California.

Assessor's parcel No. 377-243-011-4

Executed on 7/13, 1926, at

Document being re-recorded to
add name of grantee

STATE OF CALIFORNIA

COUNTY OF VERMONT

On this 13 day of July in the year 1990 before me the undersigned a Notary Public in and for said State personally appeared

FRANK L. SPENCER
AND SARAH L. SPENCER

personally known to me (or proved to

me on the basis of satisfactory evidence) to be the person whose name

ARE subscribed to the within instrument and acknowledged to me that

They executed it

WITNESS my hand and official seal

[Signature]
Notary Public in and for said State

MAIL TAX
STATEMENTS TO

NAME _____

ADDRESS

28



504 E. 8th St., P.O. Corona, CA 91719

(This area for official notarial seal)

Author's Address: Department of Psychology,
University of California, San Diego, La Jolla, CA 92037

1. The first part of the document is a letter from the President of the United States to the President of the Senate, dated January 1, 1901. The letter is signed by William McKinley and is addressed to Charles McNary. The letter is a copy of a letter that was sent to the President of the Senate by the President of the United States.

1988 *Journal of* 489

304085

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.

304085

AUG 16 1990

RECEIVED - COURT REPORTER
& RECORDING UNIT - CLERK

W. J. [Signature]
Fines & [Signature]

5

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA
CERTIFICATE OF DEATH

3 1997 33009898

STATE FILE NUMBER		USE BLACK INK ONLY/NO ERASURES, WHITEOUTS OR ALTERATIONS VB-11 (REV. 11/96)		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT—FIRST (GIVEN) LUCY		2. MIDDLE ELIZABETH		3. LAST (FAMILY) KETCH	
4. DATE OF BIRTH MM/DD/CCYY 11/16/1917		5. AGE YRS. 80		6. SEX F	
7. DATE OF DEATH MM/DD/CCYY 12/05/1997		8. HOUR 1655			
9. STATE OF BIRTH ENG		10. SOCIAL SECURITY NO. [REDACTED]		11. MILITARY SERVICE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
12. MARITAL STATUS WIDOW		13. EDUCATION—YEARS COMPLETED 12			
14. RACE WHITE		15. HISPANIC—SPECIFY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. USUAL EMPLOYER SELF	
17. OCCUPATION HOMEMAKER		18. KIND OF BUSINESS OWN HOME		19. YEARS IN OCCUPATION 39	
20. RESIDENCE—STREET AND NUMBER OR LOCATION 505 NORTH ELLIS AVE. 1 OF 2					
21. CITY LAKE ELSINORE		22. COUNTY RIVERSIDE		23. ZIP CODE 92530	
24. YRS IN COUNTY 23		25. STATE OR FOREIGN COUNTRY CA			
26. NAME, RELATIONSHIP SANDRA SPENCER - DAUGHTER					
27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP) 2157 ADOBE AVE., CORONA, CA. 91720					
28. NAME OF SURVIVING SPOUSE—FIRST -		29. MIDDLE -		30. LAST (MAIDEN NAME) -	
31. NAME OF FATHER—FIRST JOHN		32. MIDDLE -		33. LAST ROBERTS	
34. BIRTH STATE ENG		35. NAME OF MOTHER—FIRST AGNES		36. MIDDLE -	
37. LAST (MAIDEN) LONGSHAW		38. BIRTH STATE ENG			
39. DATE MM/DD/CCYY 12/11/1997		40. PLACE OF FINAL DISPOSITION EVANS BROWN SUN CITY MORTUARY, 27010 ENCANTO DR., SUN CITY, CA 92585			
41. TYPE OF DISPOSITION(S) TEMP		42. SIGNATURE OF EMBALMER NOT EMBALMED		43. LICENSE NO. -	
44. NAME OF FUNERAL DIRECTOR EVANS BROWN SUN CITY MORTUARY		45. LICENSE NO. FD1225		46. SIGNATURE OF LOCAL REGISTRAR <i>Larry Feldman MD</i>	
47. DATE MM/DD/CCYY 12/11/1997					
101. PLACE OF DEATH LIFE CARE CENTER OF CORONA (SNF)		102. IF HOSPITAL, SPECIFY ONE: <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DOA		103. FACILITY OTHER THAN HOSPITAL: <input checked="" type="checkbox"/> CONV. HOSP. <input type="checkbox"/> RES. CARE <input type="checkbox"/> OTHER	
104. COUNTY RIVERSIDE		105. STREET ADDRESS—STREET AND NUMBER OR LOCATION 2600 S. MAIN ST.		106. CITY CORONA	
107. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D) IMMEDIATE CAUSE (A) CARDIO RESPIRATORY ARREST		TIME INTERVAL BETWEEN ONSET AND DEATH SEC		108. DEATH REPORTED TO CORONER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
DUE TO (B) CORONARY ARTERY DISEASE		YRS		109. BIOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
DUE TO (C) ASHD		YRS		110. AUTOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
DUE TO (D) -				111. USED IN DETERMINING CAUSE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 RENAL INSUFFICIENCY					
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE. NO					
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. DECEDENT ATTENDED SINCE MM/DD/CCYY 11/14/1997		115. SIGNATURE AND TITLE OF CERTIFIER <i>M. M. M. M. M.</i>		116. LICENSE NO. A266991	
117. DATE MM/DD/CCYY 11/18/1997		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP NIMMAGADDA NARAKANTI RAO M.D., 760 SO. WASHBURN STE 7, CORONA, CA, 91720			
119. MANNER OF DEATH <input type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> ACCIDENT <input type="checkbox"/> PENDING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED		120. INJURY AT WORK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		121. INJURY DATE MM/DD/CCYY	
122. HOUR		123. PLACE OF INJURY		124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)	
125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)					
126. SIGNATURE OF CORONER OR DEPUTY CORONER		127. DATE MM/DD/CCYY		128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER	
STATE REGISTRAR					
A		B		C	
D		E		F	
G		H		FAX AUTH. # 744319	
CENSUS TRACT					

* 033434746 *

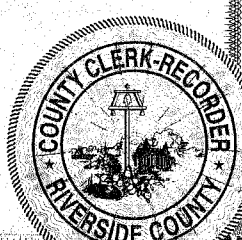
CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, County Clerk-Recorder.

DATE ISSUED

JAN 05 2004

This copy is not valid unless prepared on engraved border displaying date, seal and signature of the County Clerk-Recorder.

GARY L. ORSO
COUNTY CLERK-RECORDER
RIVERSIDE COUNTY, CALIFORNIA

CERTIFICATION OF VITAL RECORD

WINDSOR

AFFIDAVIT TO AMEND A RECORD

3 1997 33009898

STATE FILE NUMBER

☐ BIRTH ☒ DEATH ☐ FETAL DEATH

LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER

STATE/LOCAL REGISTRAR USE ONLY	1.	2.	3.
--------------------------------------	----	----	----

PART I INFORMATION TO LOCATE RECORD—TYPE OR PRINT IN BLACK INK ONLY

NAME AS IT APPEARS ON RECORD	1. NAME—FIRST (GIVEN) LUCY		2. MIDDLE ELIZABETH	3. LAST (FAMILY) KETCH	
	4. SEX F	5. DATE OF EVENT—MM/DD/CCYY 12/05/1997	6. CITY OF OCCURRENCE CORONA		7. COUNTY OF OCCURRENCE RIVERSIDE
ADDITIONAL INFORMATION TO LOCATE RECORD	8. FATHER'S NAME AS STATED ON ORIGINAL JOHN ROBERTS			9. MOTHER'S NAME AS STATED ON ORIGINAL AGNES LONGSHAW	

PART II STATEMENT OF CORRECTIONS—NO ERASURES, WHITEOUTS, OR ALTERATIONS

[illegible]

REASON FOR CORRECTION	13. TO SHOW FINAL DISPOSITION.
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**AFFIDAVITS
AND
SIGNATURES**

We, the undersigned, hereby certify under penalty of perjury that we have personal knowledge of the above facts and that the information given above is true and correct.

TWO
PERSONS
MUST SIGN
THIS FORM

14. SIGNATURE OF FIRST PERSON

15. TITLE/RELATIONSHIP TO PERSON IN PART I _____

16. DATE SIGNED—MM/DD/CCYY

► Mary Gontz

MORTUARY SECRETARY

12/11/1997

USE
BLACK INK
ONLY

17. AGE	18. ADDR
LEGAL	27010 E

STREET, CITY, STATE, ZIP)

17. AGE
LEGAL

18. ADDRESS (STREET, CITY, STATE, ZIP)
27010 ENCANTO DR., SUN CITY, CA 92585

19. SIGNATURE OF SECOND PERSON

20. TITLE/RELATIONSHIP TO PERSON IN PART I

21. DATE SIGNED—MM/DD/CCYY

22. AGE 23. ADDR

DIRECTOR

23. ADDRESS (STREET, CITY, STATE, ZIP)

DIRECTOR

12/11/1997

LEGAL 27010 E

27010 ENCANTO DR., SUN CITY, CA 92585

24. SIGNATURE OF STATE OR LOCAL REGISTRAR

25. DATE ACCEPTED FOR REGISTRATION—MM/DD CCYY

24. SIGNATURE OF STATE OR LOCAL REGISTRAR
 Gary Feldman MD J. Gray

12 / 15 / 1997



* 0 3 3 4 3 4 7 4 7 *

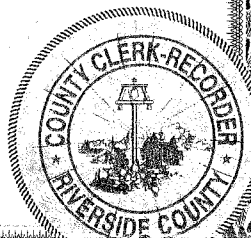
CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, County Clerk-Recorder.

DATE ISSUED _____

This copy is not valid unless prepared on engraved border displaying date, seal and signature of the County Clerk-Recorder.

GARY L. ORSO
COUNTY CLERK-RECORDER
RIVERSIDE COUNTY, CALIFORNIA



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, <small>lar number, and address</small>): George A. Alspaugh, Jr., Esq. State Bar No. 175869 ANGELOFF, ANGELOFF & LEVINE A.P.C. 910 North State Street, Ste. C Hemet, CA 92543 TELEPHONE NO.: (951) 652-2000 FAX NO. (Optional): (951) 925-5627 E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): <u>Petitioner</u>	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 150px;"> FILED <small>SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE</small> </div> APR 11 2007
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 880 North State St. MAILING ADDRESS: 880 North State St. CITY AND ZIP CODE: Hemet, CA 92543 BRANCH NAME: Hemet Session	
ESTATE OF (Name): Lucy E. Ketch <div style="text-align: right;">DECEDENT</div>	
PETITION FOR <input checked="" type="checkbox"/> Probate of Will and for Letters Testamentary <input type="checkbox"/> Probate of Will and for Letters of Administration with Will Annexed <input type="checkbox"/> Letters of Administration <input type="checkbox"/> Letters of Special Administration <input type="checkbox"/> with general powers <input checked="" type="checkbox"/> Authorization to Administer Under the Independent Administration of Estates Act <input type="checkbox"/> with limited authority	CASE NUMBER: <u>HEP000790</u> HEARING DATE: <u>06/05/07</u> DEPT: <u>HMT</u> TIME: <u>8:30am</u>

1. Publication will be in (specify name of newspaper):

- a. ☐ Publication requested.
 b. ☒ Publication to be arranged.

2. **Petitioner (name each):** Joan Sennett

requests that

- a. ☒ decedent's will and codicils, if any, be admitted to probate.
 b. ☒ (name): Joan Sennett

be appointed

- (1) ☒ executor
 (2) ☐ administrator with will annexed
 (3) ☐ administrator
 (4) ☐ special administrator ☐ with general powers

and Letters issue upon qualification.

- c. ☒ full ☐ limited authority be granted to administer under the Independent Administration of Estates Act.

- d. (1) ☒ bond not be required for the reasons stated in item 4d.

- (2) ☐ \$ bond be fixed. The bond will be furnished by an admitted surety insurer or as otherwise provided by law. (Specify reasons in Attachment 2 if the amount is different from the maximum required by Prob. Code, § 8482.)

- (3) ☐ \$ in deposits in a blocked account be allowed. Receipts will be filed.
 (Specify institution and location):

3. a. **Estimated value of the estate for filing fee purposes** (Complete in all cases. The estimated value of the estate is the fair market value of the real and personal property of the estate at the date of the decedent's death, without reduction for encumbrances. See Gov. Code, § 26827.):

- | | |
|---|---|
| (1) <input checked="" type="checkbox"/> Less than \$250,000 | (6) <input type="checkbox"/> At least \$1.5 million and less than \$2 million |
| (2) <input type="checkbox"/> At least \$250,000 and less than \$500,000 | (7) <input type="checkbox"/> At least \$2 million and less than \$2.5 million |
| (3) <input type="checkbox"/> At least \$500,000 and less than \$750,000 | (8) <input type="checkbox"/> At least \$2.5 million and less than \$3.5 million |
| (4) <input type="checkbox"/> At least \$750,000 and less than \$1 million | (9) <input type="checkbox"/> \$ |
| (5) <input type="checkbox"/> At least \$1 million and less than \$1.5 million | |

*(For estates of \$3.5 million or more, specify total estimated value of estate.)

- b. ☐ This petition is not the first petition for appointment of a personal representative with general powers filed in this proceeding. The first petition was filed on (date):

ESTATE OF (Name): Lucy E. Ketch

CASE NUMBER:

DECEDENT

4. a. Decedent died on (date): 12/5/97

at (place): Riverside County, CA

- (1) ☒ a resident of the county named above.
 (2) ☐ a nonresident of California and left an estate in the county named above located at (specify location permitting publication in the newspaper named in item 1):

b. Street address, city, and county of decedent's residence at time of death (specify):

505 North Ellis Ave., Lake Elsinore, Riverside County, CA

c. Character and estimated value of the property of the estate (complete in all cases):

- (1) Personal property: \$
 (2) Annual gross income from:
 (a) real property: \$
 (b) personal property: \$
 (3) Subtotal (add (1) and (2)): \$
 (4) Gross fair market value of real property: 145,000.00
 (5) (Less) Encumbrances: \$
 (6) Net value of real property: \$ 145,000.00
 (7) Total (add (3) and (6)): \$ 145,000.00

- d. (1) ☒ Will waives bond. ☐ Special administrator is the named executor, and the will waives bond.
 (2) ☐ All beneficiaries are adults and have waived bond, and the will does not require a bond. (Affix waiver as Attachment 4d(2).)
 (3) ☐ All heirs at law are adults and have waived bond. (Affix waiver as Attachment 4d(3).)
 (4) ☐ Sole personal representative is a corporate fiduciary or an exempt government agency.

e. (1) ☐ Decedent died intestate.

- (2) ☒ Copy of decedent's will dated: 9/14/90 ☐ codicils dated (specify for each):

are affixed as Attachment 4e(2).

(Include typed copies of handwritten documents and English translations of foreign-language documents.)

☒ The will and all codicils are self-proving (Prob. Code, § 8220).

f. Appointment of personal representative (check all applicable boxes):

(1) Appointment of executor or administrator with will annexed:

- (a) ☒ Proposed executor is named as executor in the will and consents to act.
 (b) ☐ No executor is named in the will.
 (c) ☐ Proposed personal representative is a nominee of a person entitled to Letters. (Affix nomination as Attachment 4f(1)(c).)
 (d) ☐ Other named executors will not act because of ☐ death ☐ declination ☐ other reasons (specify):

☐ Continued in Attachment 4f(1)(d).

(2) Appointment of administrator:

- (a) ☐ Petitioner is a person entitled to Letters. (If necessary, explain priority in Attachment 4f(2)(a).)
 (b) ☐ Petitioner is a nominee of a person entitled to Letters. (Affix nomination as Attachment 4f(2)(b).)
 (c) ☐ Petitioner is related to the decedent as (specify):

(3) ☐ Appointment of special administrator requested. (Specify grounds and requested powers in Attachment 4f(3).)

ESTATE OF (Name): Lucy E. Ke...

CASE NUMBER:

DECEDENT

4. g. Proposed personal representative is a

- ☒ resident of California.
☐ nonresident of California (specify permanent address):

- ☒ resident of the United States.
☐ nonresident of the United States.

5. ☒ Decedent's will does not preclude administration of this estate under the Independent Administration of Estates Act.

6. a. Decedent is survived by (check items (1) or (2), and (3) or (4), and (5) or (6), and (7) or (8))

- (1) ☐ spouse.
(2) ☒ no spouse as follows:
 (a) ☐ divorced or never married.
 (b) ☒ spouse deceased.
(3) ☐ registered domestic partner.
(4) ☒ no registered domestic partner.
 (See Fam. Code, § 297.5(c); Prob. Code, §§ 37(b), 6401(c), and 6402.)
(5) ☒ child as follows:
 (a) ☒ natural or adopted.
 (b) ☐ natural adopted by a third party.
(6) ☐ no child.
(7) ☐ issue of a predeceased child.
(8) ☒ no issue of a predeceased child.

b. Decedent ☐ is ☒ is not survived by a stepchild or foster child or children who would have been adopted by decedent but for a legal barrier. (See Prob. Code, § 6454.)

7. (Complete if decedent is survived by (1) a spouse or registered domestic partner but no issue (only a or b apply), or (2) no spouse, registered domestic partner, or issue. (Check the first box that applies):

- a. ☐ Decedent is survived by a parent or parents who are listed in item 9.
b. ☐ Decedent is survived by issue of deceased parents, all of whom are listed in item 9.
c. ☐ Decedent is survived by a grandparent or grandparents who are listed in item 9.
d. ☐ Decedent is survived by issue of grandparents, all of whom are listed in item 9.
e. ☐ Decedent is survived by issue of a predeceased spouse, all of whom are listed in item 9.
f. ☐ Decedent is survived by next of kin, all of whom are listed in item 9.
g. ☐ Decedent is survived by parents of a predeceased spouse or issue of those parents, if both are predeceased, all of whom are listed in item 9.
h. ☐ Decedent is survived by no known next of kin.

8. (Complete only if no spouse or issue survived decedent.)

- a. ☐ Decedent had no predeceased spouse.
b. ☐ Decedent had a predeceased spouse who
 (1) ☐ died not more than 15 years before decedent and who owned an interest in **real property** that passed to decedent,
 (2) ☐ died not more than five years before decedent and who owned **personal property** valued at \$10,000 or more that passed to decedent,
 (If you checked (1) or (2), check only the first box that applies):
 a. ☐ Decedent is survived by issue of a predeceased spouse, all of whom are listed in item 9.
 b. ☐ Decedent is survived by a parent or parents of the predeceased spouse who are listed in item 9.
 c. ☐ Decedent is survived by issue of a parent of the predeceased spouse, all of whom are listed in item 9.
 d. ☐ Decedent is survived by next of kin of the decedent, all of whom are listed in item 9.
 e. ☐ Decedent is survived by next of kin of the predeceased spouse, all of whom are listed in item 9.
(3) ☐ neither (1) nor (2) apply.

ESTATE OF (Name): Lucy E. Ketch

CASE NUMBER:

DECEDENT

9. Listed below are the names, relationships to decedent, ages, and addresses, so far as known to or reasonably ascertainable by petitioner, of (1) all persons mentioned in decedent's will or any codicil, whether living or deceased; (2) all persons named or checked in items 2, 6, 7, and 8; and (3) all beneficiaries of a trust named in decedent's will or any codicil in which the trustee and personal representative are the same person.

Name and relationship to decedent

Age

Address

Donald D. Ketch - Husband

Deceased

Joan Sennett - Daughter

Adult 26734 Peach St., #C79
Perris, CA 92570

Donald Lee Ketch - Son

Adult 505 North Ellis Ave.
Lake Elsinore, CA 92530

Sandra Spencer - Daughter

Adult 13638 Sagemont Court
Corona, CA 92880

Wendy Smith - Daughter

Adult 304 West 64th St.
Inglewood, CA 90302

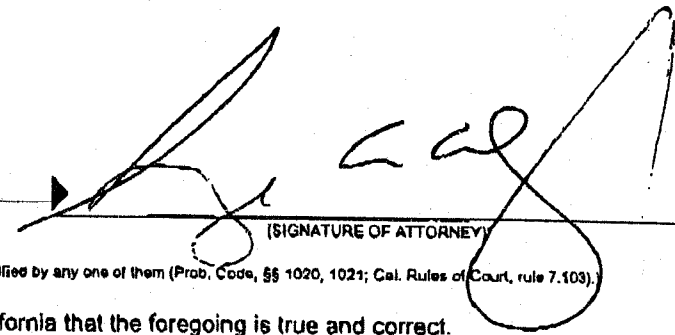
735-6055
310-877-3852

☐ Continued on Attachment 9.

10. Number of pages attached: _____

Date: 4/11/07

George A. Alspaugh, Jr., Esq.
(TYPE OR PRINT NAME OF ATTORNEY)

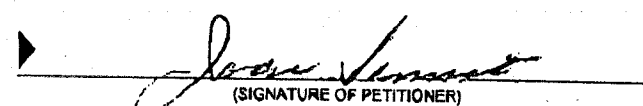

(SIGNATURE OF ATTORNEY)

* (Signatures of all petitioners are also required. All petitioners must sign, but the petition may be verified by any one of them (Prob. Code, §§ 1020, 1021; Cal. Rules of Court, rule 7.103).)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 4-11-07

JOAN SENNETT
(TYPE OR PRINT NAME OF PETITIONER)


(SIGNATURE OF PETITIONER)

(TYPE OR PRINT NAME OF PETITIONER)

(SIGNATURE OF PETITIONER)

☐ Signatures of additional petitioners follow last attachment.

LAST WILL AND TESTAMENT

OF

LUCY E. KETCH

I, LUCY E. KETCH, a resident of the County of Riverside, State of California, declare this to be my Last Will and Testament, and I hereby revoke all Wills and Codicils to Wills previously made by me.

FIRST: I declare that at the time of the execution of this Will I am a widow, I was married to DONALD D. KETCH, who passed away in 1981. I have four (4) children living, namely; JOAN SENNETT, nee DRAKE, of Lake Elsinore, CA; WENDY SMITH, nee DRAKE, of Inglewood, CA; DONALD LEE KETCH of Lake Elsinore, CA; and SANDRA SPENCER, nee KETCH, of Corona, CA. I have no deceased children nor issue of deceased children.

SECOND: I hereby give, devise and bequeath all of my estate, whether it be real, personal or mixed, of whatsoever kind and nature, and wheresoever situated to JOAN SENNETT, DONALD LEE KETCH, and SANDRA SPENCER, in equal shares should they survive me and if not, then to their issue who survive me, in equal shares.

THIRD: I have specifically, intentionally and with full knowledge omitted making any provisions herein for any and all persons who are not specifically mentioned herein, and I hereby generally, specifically and with full knowledge disinherit

each, every, any and all persons whomsoever, claiming to be, or who may be lawfully determined to be my heirs at law, except as to those otherwise mentioned in this Will.

I have intentionally omitted to provide herein for WENDY SMITH, nee DRAKE.

FOURTH: If any beneficiary under this Will in any manner, directly or indirectly, contests or attacks this Will, or any of its provisions, any share or interest in my estate given to that contesting beneficiary under this Will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me.

FIFTH: I hereby nominate my daughter JOAN SENNETT, nee DRAKE as Executrix of this my Last Will and Testament, to serve without bond. If she shall for any reason fail to qualify or cease to act as Executrix, I then nominate my daughter SANDRA SPENCER, nee KETCH as Executrix, to serve without bond.

I authorize my Executrix to sell with or without notice, at either public or private sale and to lease property belonging to my estate, subject only to such confirmation of court as may be required by law.

SIXTH: Should any part, clause, provision or condition of this Will be held to be void, invalid or inoperative, in that event I hereby direct that such invalidity shall not affect any other clause, provision or condition thereof, but the remainder

of this Will shall be effective as though such clause, provision or condition had not been contained herein.

IN WITNESS WHEREOF, I have signed my name to this my Last Will and Testament, on this 14 day of September, 1990, at Lake Elsinore, California.

Lucy E. Ketch
LUCY E. KETCH

We, the undersigned, state as follows:

The foregoing instrument, consisting of four (4) pages, including the page signed by the witnesses, was at the date thereof, by LUCY E. KETCH signed as and declared to be her Will in the presence of us, all being present at the same time, who at the testator's request and in the testator's presence, and in the presence of each other, have subscribed our names as witnesses thereto.

At the time the testator signed the foregoing instrument and declared it to be her Will, the testator was over the age of eighteen (18) years and appeared to be of sound mind.

I have no knowledge of any facts indicating that the foregoing instrument, or any part of it, was procured by duress, menace, fraud or undue influence.

Each of the undersigned, on his or her own behalf but not on behalf of the others, declares under penalty of perjury that the foregoing is true and correct and that this declaration

is executed on September 4th, 1990, at Lake Elsinore, California.

Florence Carlson at 15166 Brand Ave apt 4
Lake Elsinore, Ca. 92530
Barbara Reyna at 1240 - PALMYRA - A
RIVERSIDE, CA. 92507

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 189 Item 218 Assessment No.: 377243011-4

Assessee: KETCH, LUCY E

Situs: 505 ELLIS ST LAKE ELSINORE

Date Sold: March 15, 2011

Date Deed to Purchaser Recorded: May 18, 2011

Final Date to Submit Claim: May 21, 2012

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1/3 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. 000790; recorded on 4/11/2007. A copy of this document is attached here to. 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 mother's will

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants 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 13 day of July, 2011 at LAKE ELSINORE CA Riverside
County, State

Donald Ketch
Signature of Claimant

Signature of Claimant

Donald Ketch
Print Name

Print Name

131 minthorn
Street Address

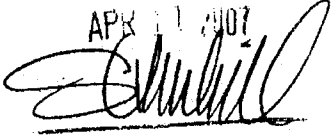
Street Address

LAKE ELSINORE CA
City, State, Zip 92530

City, State, Zip

951 526-5695
Phone Number

Phone Number

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, <small>bar number, and address</small>): George A. Alspaugh, Jr., Esq. State Bar No. 175869 ANGELOFF, ANGELOFF & LEVINE A.P.C. 910 North State Street, Ste. C Hemet, CA 92543 TELEPHONE NO: (951) 652-2000 FAX NO (Optional): (951) 925-5627 E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): Petitioner		FOR COURT USE ONLY <div style="text-align: center;"> FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE APR 11 2007  </div>	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 880 North State St. MAILING ADDRESS: 880 North State St. CITY AND ZIP CODE: Hemet, CA 92543 BRANCH NAME: Hemet Session			
ESTATE OF (Name): Lucy E. Ketch		DECEDENT	
PETITION FOR <input checked="" type="checkbox"/> Probate of Will and for Letters Testamentary <input type="checkbox"/> Probate of Will and for Letters of Administration with Will Annexed <input type="checkbox"/> Letters of Administration <input type="checkbox"/> Letters of Special Administration <input type="checkbox"/> with general powers <input checked="" type="checkbox"/> Authorization to Administer Under the Independent Administration of Estates Act <input type="checkbox"/> with limited authority		CASE NUMBER: JEP 000790 HEARING DATE: 06/05/2007 DEPT: HMT TIME: 8:30am	

1. Publication will be in (specify name of newspaper):

- a. ☐ Publication requested.
 b. ☒ Publication to be arranged.

2. Petitioner (name each): Joan Sennett

requests that

- a. ☒ decedent's will and codicils, if any, be admitted to probate.
 b. ☒ (name): Joan Sennett

be appointed

- (1) ☒ executor
 (2) ☐ administrator with will annexed
 (3) ☐ administrator
 (4) ☐ special administrator ☐ with general powers and Letters issue upon qualification.

- c. ☒ full ☐ limited authority be granted to administer under the Independent Administration of Estates Act.

- d. (1) ☒ bond not be required for the reasons stated in item 4d.

- (2) ☐ \$ bond be fixed. The bond will be furnished by an admitted surety insurer or as otherwise provided by law. (Specify reasons in Attachment 2 if the amount is different from the maximum required by Prob. Code, § 8482.)

- (3) ☐ \$ in deposits in a blocked account be allowed. Receipts will be filed.
 (Specify institution and location):

3. a. Estimated value of the estate for filing fee purposes (Complete in all cases. The estimated value of the estate is the fair market value of the real and personal property of the estate at the date of the decedent's death, without reduction for encumbrances. See Gov. Code, § 26827.):

- | | |
|---|---|
| (1) <input checked="" type="checkbox"/> Less than \$250,000 | (6) <input type="checkbox"/> At least \$1.5 million and less than \$2 million |
| (2) <input type="checkbox"/> At least \$250,000 and less than \$500,000 | (7) <input type="checkbox"/> At least \$2 million and less than \$2.5 million |
| (3) <input type="checkbox"/> At least \$500,000 and less than \$750,000 | (8) <input type="checkbox"/> At least \$2.5 million and less than \$3.5 million |
| (4) <input type="checkbox"/> At least \$750,000 and less than \$1 million | (9) <input type="checkbox"/> \$ |
| (5) <input type="checkbox"/> At least \$1 million and less than \$1.5 million | |

* (For estates of \$3.5 million or more, specify total estimated value of estate.)

- b. ☐ This petition is not the first petition for appointment of a personal representative with general powers filed in this proceeding. The first petition was filed on (date):

ESTATE OF (Name): Lucy E. Ketch

CASE NUMBER:

DECEDENT

4. a. Decedent died on (date): 12/5/97 at (place): Riverside County, CA
- (1) ☒ a resident of the county named above.
- (2) ☐ a nonresident of California and left an estate in the county named above located at (specify location permitting publication in the newspaper named in item 1):

- b. Street address, city, and county of decedent's residence at time of death (specify):
505 North Ellis Ave., Lake Elsinore, Riverside County, CA

- c. Character and estimated value of the property of the estate (complete in all cases):

- | | | |
|---|----|------------|
| (1) Personal property: | \$ | |
| (2) Annual gross income from | | |
| (a) real property: | \$ | |
| (b) personal property: | \$ | |
| (3) Subtotal (add (1) and (2)): | \$ | |
| (4) Gross fair market value of real property: | \$ | 145,000.00 |
| (5) (Less) Encumbrances: | \$ | () |
| (6) Net value of real property: | \$ | 145,000.00 |
| (7) Total (add (3) and (6)): | \$ | 145,000.00 |

- d. (1) ☒ Will waives bond. ☐ Special administrator is the named executor, and the will waives bond.
- (2) ☐ All beneficiaries are adults and have waived bond, and the will does not require a bond.
(Affix waiver as Attachment 4d(2).)
- (3) ☐ All heirs at law are adults and have waived bond. (Affix waiver as Attachment 4d(3).)
- (4) ☐ Sole personal representative is a corporate fiduciary or an exempt government agency.

- e. (1) ☐ Decedent died intestate.

- (2) ☒ Copy of decedent's will dated: 9/14/90 ☐ codicils dated (specify for each):

are affixed as Attachment 4e(2).

(Include typed copies of handwritten documents and English translations of foreign-language documents.)

☒ The will and all codicils are self-proving (Prob. Code, § 8220).

- f. Appointment of personal representative (check all applicable boxes):

- (1) Appointment of executor or administrator with will annexed:

- (a) ☒ Proposed executor is named as executor in the will and consents to act.
- (b) ☐ No executor is named in the will.
- (c) ☐ Proposed personal representative is a nominee of a person entitled to Letters.
(Affix nomination as Attachment 4f(1)(c).)
- (d) ☐ Other named executors will not act because of ☐ death ☐ declination
☐ other reasons (specify):

☐ Continued in Attachment 4f(1)(d).

- (2) Appointment of administrator:

- (a) ☐ Petitioner is a person entitled to Letters. (If necessary, explain priority in Attachment 4f(2)(a).)
- (b) ☐ Petitioner is a nominee of a person entitled to Letters. (Affix nomination as Attachment 4f(2)(b).)
- (c) ☐ Petitioner is related to the decedent as (specify):

- (3) ☐ Appointment of special administrator requested. (Specify grounds and requested powers in Attachment 4f(3).)

ESTATE OF (Name): Lucy E. Ke

CASE NUMBER

DECEDENT

4. g. Proposed personal representative is a

- ☒ resident of California.
☐ nonresident of California (specify permanent address):

- ☒ resident of the United States.
☐ nonresident of the United States.

5. ☒ Decedent's will does not preclude administration of this estate under the Independent Administration of Estates Act.

6. a. Decedent is survived by (check items (1) or (2), and (3) or (4), and (5) or (6), and (7) or (8))

- (1) ☐ spouse.
(2) ☒ no spouse as follows:
 (a) ☐ divorced or never married.
 (b) ☒ spouse deceased.
(3) ☐ registered domestic partner.
(4) ☒ no registered domestic partner.
 (See Fam. Code, § 297.5(c); Prob. Code, §§ 37(b), 6401(c), and 6402.)
(5) ☒ child as follows:
 (a) ☒ natural or adopted.
 (b) ☐ natural adopted by a third party.
(6) ☐ no child.
(7) ☐ issue of a predeceased child.
(8) ☒ no issue of a predeceased child.

b. Decedent ☐ is ☒ is not survived by a stepchild or foster child or children who would have been adopted by decedent but for a legal barrier. (See Prob. Code, § 6454.)

7. (Complete if decedent is survived by (1) a spouse or registered domestic partner but no issue (only a or b apply), or (2) no spouse, registered domestic partner, or issue. (Check the first box that applies):

- a. ☐ Decedent is survived by a parent or parents who are listed in item 9.
b. ☐ Decedent is survived by issue of deceased parents, all of whom are listed in item 9.
c. ☐ Decedent is survived by a grandparent or grandparents who are listed in item 9.
d. ☐ Decedent is survived by issue of grandparents, all of whom are listed in item 9.
e. ☐ Decedent is survived by issue of a predeceased spouse, all of whom are listed in item 9.
f. ☐ Decedent is survived by next of kin, all of whom are listed in item 9.
g. ☐ Decedent is survived by parents of a predeceased spouse or issue of those parents, if both are predeceased, all of whom are listed in item 9.
h. ☐ Decedent is survived by no known next of kin.

8. (Complete only if no spouse or issue survived decedent.)

- a. ☐ Decedent had no predeceased spouse.
b. ☐ Decedent had a predeceased spouse who
 (1) ☐ died not more than 15 years before decedent and who owned an interest in **real property** that passed to decedent,
 (2) ☐ died not more than five years before decedent and who owned **personal property** valued at \$10,000 or more that passed to decedent,
 (If you checked (1) or (2), check only the first box that applies):
 a. ☐ Decedent is survived by issue of a predeceased spouse, all of whom are listed in item 9.
 b. ☐ Decedent is survived by a parent or parents of the predeceased spouse who are listed in item 9.
 c. ☐ Decedent is survived by issue of a parent of the predeceased spouse, all of whom are listed in item 9.
 d. ☐ Decedent is survived by next of kin of the decedent, all of whom are listed in item 9.
 e. ☐ Decedent is survived by next of kin of the predeceased spouse, all of whom are listed in item 9.
(3) ☐ neither (1) nor (2) apply.

ESTATE OF (Name): Lucy E. Ketch	CASE NUMBER:
DECEDENT	

9. Listed below are the names, relationships to decedent, ages, and addresses, so far as known to or reasonably ascertainable by petitioner, of (1) all persons mentioned in decedent's will or any codicil, whether living or deceased; (2) all persons named or checked in items 2, 6, 7, and 8; and (3) all beneficiaries of a trust named in decedent's will or any codicil in which the trustee and personal representative are the same person.

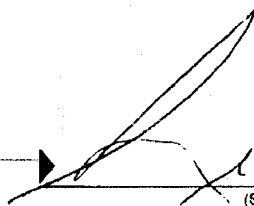
<u>Name and relationship to decedent</u>	<u>Age</u>	<u>Address</u>
Donald D. Ketch - Husband	Deceased	
Joan Sennett - Daughter	Adult	26734 Peach St., #C79 Perris, CA 92570
Donald Lee Ketch - Son	Adult	505 North Ellis Ave. Lake Elsinore, CA 92530
Sandra Spencer - Daughter	Adult	13638 Sagemont Court Corona, CA 92880
Wendy Smith - Daughter	Adult	304 West 64th St. Inglewood, CA 90302

☐ Continued on Attachment 9.

10. Number of pages attached: _____

Date: 4/11/07

George A. Alspaugh, Jr., Esq.
(TYPE OR PRINT NAME OF ATTORNEY)

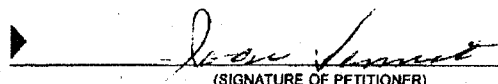

(SIGNATURE OF ATTORNEY)

*(Signatures of all petitioners are also required. All petitioners must sign, but the petition may be verified by any one of them (Prob. Code, §§ 1020, 1021; Cal. Rules of Court, rule 7.103).)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 4-11-07

JOAN SENNETT
(TYPE OR PRINT NAME OF PETITIONER)


(SIGNATURE OF PETITIONER)

(TYPE OR PRINT NAME OF PETITIONER)

(SIGNATURE OF PETITIONER)

☐ Signatures of additional petitioners follow last attachment.

LAST WILL AND TESTAMENT

OF

LUCY E. KETCH

I, LUCY E. KETCH, a resident of the County of Riverside, State of California, declare this to be my Last Will and Testament, and I hereby revoke all Wills and Codicils to Wills previously made by me.

FIRST: I declare that at the time of the execution of this Will I am a widow, I was married to DONALD D. KETCH, who passed away in 1981. I have four (4) children living, namely; JOAN SENNETT, nee DRAKE, of Lake Elsinore, CA; WENDY SMITH, nee DRAKE, of Inglewood, CA; DONALD LEE KETCH of Lake Elsinore, CA; and SANDRA SPENCER, nee KETCH, of Corona, CA. I have no deceased children nor issue of deceased children.

SECOND: I hereby give, devise and bequeath all of my estate, whether it be real, personal or mixed, of whatsoever kind and nature, and wheresoever situated to JOAN SENNETT, DONALD LEE KETCH, and SANDRA SPENCER, in equal shares should they survive me and if not, then to their issue who survive me, in equal shares.

THIRD: I have specifically, intentionally and with full knowledge omitted making any provisions herein for any and all persons who are not specifically mentioned herein, and I hereby generally, specifically and with full knowledge disinherit

each, every, any and all persons whomsoever, claiming to be, or who may be lawfully determined to be my heirs at law, except as to those otherwise mentioned in this Will.

I have intentionally omitted to provide herein for WENDY SMITH, nee DRAKE.

FOURTH: If any beneficiary under this Will in any manner, directly or indirectly, contests or attacks this Will, or any of its provisions, any share or interest in my estate given to that contesting beneficiary under this Will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me.

FIFTH: I hereby nominate my daughter JOAN SENNETT, nee DRAKE as Executrix of this my Last Will and Testament, to serve without bond. If she shall for any reason fail to qualify or cease to act as Executrix, I then nominate my daughter SANDRA SPENCER, nee KETCH as Executrix, to serve without bond.

I authorize my Executrix to sell with or without notice, at either public or private sale and to lease property belonging to my estate, subject only to such confirmation of court as may be required by law.

SIXTH: Should any part, clause, provision or condition of this Will be held to be void, invalid or inoperative, in that event I hereby direct that such invalidity shall not affect any other clause, provision or condition thereof, but the remainder

of this Will shall be effective as though such clause, provision or condition had not been contained herein.

IN WITNESS WHEREOF, I have signed my name to this my Last Will and Testament, on this 14 day of September, 1990, at Lake Elsinore, California.

Lucy E. Ketch
LUCY E. KETCH

We, the undersigned, state as follows:

The foregoing instrument, consisting of four (4) pages, including the page signed by the witnesses, was at the date thereof, by LUCY E. KETCH signed as and declared to be her Will in the presence of us, all being present at the same time, who at the testator's request and in the testator's presence, and in the presence of each other, have subscribed our names as witnesses thereto.

At the time the testator signed the foregoing instrument and declared it to be her Will, the testator was over the age of eighteen (18) years and appeared to be of sound mind.

I have no knowledge of any facts indicating that the foregoing instrument, or any part of it, was procured by duress, menace, fraud or undue influence.

Each of the undersigned, on his or her own behalf but not on behalf of the others, declares under penalty of perjury that the foregoing is true and correct and that this declaration

is executed on September 4th, 1990, at Lake Elsinore, California.

Florence Carlson at 15166 Brand Ave apt 4
Lake Elsinore, Ca. 92530
Barbara Reyna at 1240 - PALMYRA - A
RIVERSIDE, CA. 92507

Minute Orders

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Case HEP000790 - THE ESTATE OF LUCY E. KETCH

Action:

HEARING ON PETITION FOR PROBATE OF WILL AND FOR LETTERS TESTAMENTARY IAEA 06/05/2007 - 8:30 AM DEPT. HMT

RECOMMENDED FOR APPROVAL

PETITIONER IS/ARE JOAN SENNETT, NOMINATED EXECUTOR AND DAUGHTER

PETITIONER REQUESTS FULL AUTHORITY AND NO BOND. WILL WAIVES BOND

WILL DATED 09/14/90 OFFERED

ORDER SUBMITTED

EXAMINED BY D.BOWKER ON 05/30/07

HONORABLE KATHLEEN M. JACOBS PRESIDING.

CLERK: K. YORK

COURT REPORTER: R. MACDONALD

JOAN SENNETT NOT PRESENT IN COURT REPRESENTED BY ATTORNEY GEORGE ALSPAUGH.

STIPULATION TO APPOINT COURT COMMISSIONER TO HEAR MATTER AS JUDGE PRO TEM.

AT 8:46 THE FOLLOWING PROCEEDINGS WERE HEARD:

ALL PARTIES ARE SWORN AND EXAMINED.

COURT MAKES THE FOLLOWING ORDERS:

STAGE AT DISPOSITION - JUDGMENT BEFORE TRIAL

COMPLAINT STAGE AT DISPOSITION ON PETITION OF WILL & LETTERS OF TESTAMENTARY IAEA OF JOAN SENNETT JUDGMENT BEFORE TRIAL.

PETITION FOR PROBATE OF WILL GRANTED. LETTERS TESTAMENTARY TO ISSUE.

JOAN SENNETT APPOINTED EXECUTOR

FULL AUTHORITY PURSUANT TO PROBATE CODE 10500 GRANTED.

NO BOND

WILL DATED 09/14/90 ADMITTED TO PROBATE ON 06/05/07 AND INCORPORATED HEREIN BY REFERENCE.

FORMAL ORDER SIGNED IN COURT.

PRINT MINUTE ORDER

FROM Donald Ketch
131 minton
lake Elmon ca

ATTN SUSAN LOERA - TAX SALE OPERATIONS

DATE **FINAL** DATE TO SUBMIT: MAY 21, 2012

ASSESSMENT NUMBER

RESIDENTIAL NUMBER									

(continued)

Q

**RIVERSIDE COUNTY TREASURER
P.O. BOX 12005
RIVERSIDE, CA 92502-2205**

**EXCESS PROCEEDS
TC 189 ITEM 218**

[illegible]

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