

FORM APPROVED COUNTY COUNSEL 1/12/16
 BY: GREGORY P. PRIAMOS DATE

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

127A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
JAN 12 2016

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Items 680, 681, 682, 683, 684, 685, 686 & 687. Last assessed to: Randy McFarland, a married man as his sole and separate property. District 5 [\$25,222]. Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claims from Todd A. Frealy, Chapter 7 Trustee for Randy McFarland for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 475280078-7, 475280079-8, 475280080-8, 475280081-9, 475280082-0, 475280083-1, 475280084-2 & 475280085-3;

(continued on page two)

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 March 20, 2012 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 11, 2012. 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 6, 2012, 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.

(continued on page two)

Don Kent

Don Kent
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 25,222	\$ 0	\$ 25,222	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.

Budget Adjustment: N/A

For Fiscal Year: 15/16

C.E.O. RECOMMENDATION:

APPROVE

BY: *Samuel Wong*

County Executive Office Signature

Samuel Wong

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: Washington
Date: March 29, 2016
xc: Treasurer

Kecia Harper-Ihem
 Clerk of the Board

By: *Kecia Harper-Ihem*
 Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

9-7

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Departmental Concurrence

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Items 680, 681, 682, 683, 684, 685, 686 & 687. Last assessed to: Randy McFarland, a married man as his sole and separate property. District 5 [\$25,222]. Fund 65595 Excess Proceeds from Tax Sale.

DATE: JAN 12 2016

PAGE: Page 2 of 2

RECOMMENDED MOTION:

- 2. Deny the claims from Stuart G. Steingraber, Attorney at Law for Sean C. Morris; Arsenal, Inc.;
- 3. Authorize and direct the Auditor-Controller to issue a warrant to Todd A. Frealy, Chapter 7 Trustee for Randy McFarland in the amount of \$25,222.32, 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.

BACKGROUND:

Summary (continued)

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

- 1. Claims from Todd A. Frealy, Chapter 7 Trustee for Randy McFarland based on a Quitclaim Deed recorded February 13, 2004 as Instrument No. 2004-0104898 and a Grant Deed recorded February 13, 2004 as Instrument No. 2004-0104899.
- 2. Claims from Stuart G. Steingraber, Attorney at Law for Sean C. Morris; Arsenal, Inc., based on an Abstract of Judgment recorded August 25, 2011 as Instrument No. 2011-0377782.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Todd A. Frealy, Chapter 7 Trustee for Randy McFarland be awarded excess proceeds in the amount of \$25,222.32. The claims from Stuart G. Steingraber, Attorney at Law for Sean C. Morris; Arsenal, Inc., be denied since they withdrew their claim. 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.

EP 192	Item 680	\$3,152.79
EP 192	Item 681	\$3,152.79
EP 192	Item 682	\$3,152.79
EP 192	Item 683	\$3,152.79
EP 192	Item 684	\$3,152.79
EP 192	Item 685	\$3,152.79
EP 192	Item 686	\$3,152.79
EP 192	Item 687	\$3,152.79
TOTAL		\$25,222.32

Impact on Citizens and Businesses

Excess proceeds are being released to the last assessee of the property.

ATTACHMENTS (if needed, in this order):

Copies of Excess Proceeds Claim forms and supporting documentation are attached.

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 680 Assessment No.: 475 280 078 -7

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: MARCH 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

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 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 27th day of July, 2015 at Los Angeles, CA
County, State

Todd A Frealy
Signature of Claimant

Signature of Claimant

Todd Frealy, Trustee
Print Name

Print Name

3403 Tenth Street, Ste. 709
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-784-4122
Phone Number

Phone Number

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 681 Assessment No.: 475 280 079-8

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: MARCH 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

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.

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

Executed this 27th day of July, 2015 at Los Angeles, CA
County, State

Todd A. Frealy
Signature of Claimant

Signature of Claimant

Todd A. Frealy, Trustee
Print Name

Print Name

3403 Tenth Street, Ste. 709
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-784-4122
Phone Number

Phone Number

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 682 Assessment No.: 475 280 080-8

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: MARCH 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

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.

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

Executed this 27th day of July, 2015 at Los Angeles, CA
County, State

Todd A. Freely
Signature of Claimant

Signature of Claimant

Todd Freely, Trustee
Print Name

Print Name

3403 Tenth St., Ste. 709
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-784-4122
Phone Number

Phone Number

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 683 Assessment No.: 475 280 081-9

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: MARCH 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

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 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 27th day of July, 2015 at Los Angeles, CA
County, State

Todd A. Frealy
Signature of Claimant

Signature of Claimant

Todd Frealy, Trustee
Print Name

Print Name

3403 Tenth St., Ste. 709
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-784-4122
Phone Number

Phone Number

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 684 Assessment No.: 475 280 082-0

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: MARCH 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

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 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 27th day of July, 2015 at Los Angeles, CA
County, State

Todd A. Frealy
Signature of Claimant

Signature of Claimant

Todd Frealy, Trustee
Print Name

Print Name

3403 Tenth St., Ste. 709
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-784-4122
Phone Number

Phone Number

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 685 Assessment No.: 475 280 083-1

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: MARCH 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

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 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 27th day of July, 2012 at Los Angeles, CA
County, State

Todd A. Frealy
Signature of Claimant

Signature of Claimant

Todd Frealy, Trustee
Print Name

Print Name

3403 Tenth St., Ste. 709
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-784-4122
Phone Number

Phone Number

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 686 Assessment No.: 475 280 084-2

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: MARCH 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

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 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 27th day of July, 2012 at Los Angeles, CA
County, State

Todd A. Frealy
Signature of Claimant

Signature of Claimant

Todd A. Frealy, Trustee
Print Name

Print Name

3403 Tenth St., Ste. 709
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-784-4122
Phone Number

Phone Number

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 687 Assessment No.: 475 280 085-3

Assessee: HCFARLAND, RANDY

Situs:

Date Sold: MARCH 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

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 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 27th day of July, 2015 at Los Angeles, CA
County, State

Todd A. Trealy
Signature of Claimant

Signature of Claimant

Todd A. Trealy, Trustee
Print Name

Print Name

3403 Tenth St., Ste. 709
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

951-784-4122
Phone Number

Phone Number

DOC # 2004-0104898

02/13/2004 08:00A Fee:30.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

James McFarland
24379 Willis Lane
Moreno Valley, Ca. 92557

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A.P.N.: 475-280078/79/80/81/82/83/84/85 TRA #Orde

TRA: 021-021

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX \$NONE

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- unincorporated area; City of 475-280-078 Thru 475-280-085, and



FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Deanna Kay McFarland, wife of grantee

hereby remise, release and forever quitclaim to
Randy McFarland, A married man as his sole and separate property

the following described property in the City of 475-280-078 Thru 475-280-085, County of Riverside State of California;

Lot 1 through 8 inclusive of of Tract 24301, as per map recorded in Book 228, Page(s) 22 and 23, of Maps, in the Office of the County Recorder of said County.

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

QUITCLAIM DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

Public Record

5256767-42

30

QUITCLAIM DEED - CONTINUED

Deanna Kay McFarland
Deanna Kay McFarland

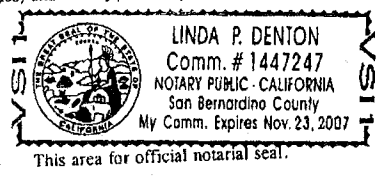
Document Date: February 3, 2004

STATE OF CALIFORNIA)
COUNTY OF San Bernardino)

On February 10, 2004 before me, Linda P. Denton

personally appeared DEANNA KAY MCFARLAND
personally known to me (or 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: Linda P. Denton



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Randy McFarland
24379 Willis Lane
Moreno Valley, CA 92557

DOC # 2004-0104899

02/13/2004 08:00A Fee: 7.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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A.P.N.: 475-28078/79/80/81/82/83/84/85 TRA #: Order

TRA: 021-021

GRANT DEED

7

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SF

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$77.00

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; City of 475-280-078 Thru 475-280-085, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

MARIAN L. JACKSON, SUCCESSOR TRUSTEE OF THE ROBERT N. JACKSON
FAMILY TRUST DATED DECEMBER 11, 1987
hereby GRANT(S) to Randy McFarland, a Married Man as His Sole and Seperate Property

the following described property in the City of 475-280-078 Thru 475-280-085, County of Riverside State of California;

Lot 1 through 8 inclusive of of Tract 24301, as per map recorded in Book 228, Page(s) 22 and 23, of Maps, in the Office
of the County Recorder of said County.

Robert N. Jackson, as Trustee of the
Robert N. Jackson Family Trust dated
December 11, 1987

By: Marian L. Jackson
Marian L. Jackson
Successor Trustee

Document Date: February 10, 2004

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On 2-10-2004 before me, NARCIE J. FERREIRA
personally appeared Marian L. Jackson

personally known to me (or 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



This area for official notarial seal.

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

Public Record

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 192 Item 680 Assessment No.: 475280078-7 ✓

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013 ✓

RECEIVED
2012 JUN 13 PM 5:17
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

* I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 211,870.50 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. 2011-0377782; recorded on 8/25/11. 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.

* INCL INT 8/2/11 to 3/20/12

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 11 day of JUNE, 20 12 at Riverside, CA
County, State

[Signature]
Signature of Claimant
atty for Don L. Morris

Signature of Claimant

STUART G. STEINGRABER
Attorney At Law
1240 E. Ontario Ave. #102-117
Corona, California 92881



Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

(951) 549-9446
Phone Number

Phone Number

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 192 Item 681 Assessment No.: 475280079-8 ✓

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013 ✓

RECEIVED
 JUN 13 PM 5:17
 RIVERSIDE COUNTY
 TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 211,870.50 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. 2011-0877782; recorded on 8/25/11. 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.

* INCL INT 8/22/11 to 3/20/12

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 11th day of JUNE, 2012 at Riverside, CA
County, State

[Signature]
Signature of Claimant
att'y for Sean C. Morris

Signature of Claimant

STUART G. STEINGRABER
Attorney At Law
Print Name 1240 E. Ontario Ave. #102-117
Corona, California 92881



Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

(951) 549-9446
Phone Number

Phone Number

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 192 Item 682 Assessment No.: 475280080-8

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 13 PM 5:17
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

* I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$211,870.50 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. 2011-0377782, recorded on 8/25/11. 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.

* INCL. INT. 8/22/11 to 3/20/12

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 11th day of JUNE, 2012 at Riverside, CA
County, State


Signature of Claimant
Stuart G. Steingraber

Signature of Claimant

Print Name **STUART G. STEINGRABER**
Attorney At Law
1240 E. Ontario Ave. #102-117
Street Address Corona, California 92881



Print Name

Street Address

City, State, Zip

City, State, Zip

(951) 529-9442
Phone Number

Phone Number

AO

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 192 Item 683 Assessment No.: 475280081-9

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 13 PM 5:18
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 211,870.50 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. 2011-0377782, recorded on 8/24/11. 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.

* INCL. INVT 8/22/11 to 3/20/12

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 11 day of June, 2012 at Riverside, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Att'y for Sean C. Morris
STUART G. STEINGRABER
Print Name Attorney At Law
1240 E. Ontario Ave. #102-117
Corona, California 92881

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

(951) 579-9776
Phone Number

Phone Number

[Handwritten mark]

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 192 Item 684 Assessment No.: 475280082-0

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 13 PM 5:18
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$211,870.50 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 2011-0377782, recorded on 8/25/11. 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.

INCL INT 8/20/11 TO 3/20/12

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 11 day of June, 2012 at Riverside, CA County, State

[Signature]
Signature of Claimant
Att'y for John D. Morris

Signature of Claimant

STUART G. STEINGRABER
Attorney At Law
1240 E. Ontario Ave. #102-117
Corona, California 92881



Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

(951) 549-9486
Phone Number

Phone Number

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 192 Item 685 Assessment No.: 475280083-1

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 13 PM 5:18
RIVERSIDE COUNTY
TREAS. TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 211,870.00 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. 2611-0377782, recorded on 8/23/11. 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.

* INDL INT 8/22/11 to 3/20/12

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 11 day of June, 2012 at Riverside, CA
County, State

[Signature]
Signature of Claimant
atty for Sean C. Morris

Signature of Claimant

STUART G. STEINGRABER
Print Name
Attorney At Law
1240 E. Ontario Ave. #102-117
Corona, California 92881
Street Address



Print Name

Street Address

City, State, Zip

(959) 589-9986
Phone Number

City, State, Zip

Phone Number

Ad

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

RECEIVED
2012 JUN 13 PM 5:18
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 686 Assessment No.: 475280084-2

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 511,870.50 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. 2611-037782, recorded on 9/25/11. 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.

* INDE INT. 8/22/11 to 3/20/12

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 11 day of June, 2012 at Riverside CA
County, State CA

[Signature]
Signature of Claimant

atty for Jovan A. Morris
Print Name

STUART G. STEINGRABER

Attorney At Law

1240 E. Ontario Ave. #102-117
Corona, California 92881



Street Address

City, State, Zip

(951) 579-9876
Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

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 192 Item 687 Assessment No.: 475280085-3

Assessee: MCFARLAND, RANDY

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 13 PM 5:18
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

X I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$214,870.20 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. 2011-0377782; recorded on 8/25/11. 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.

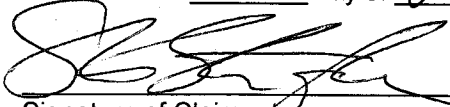
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

X 1050 MT, 8/22/11 to 3/20/12

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 11 day of June, 2012 at Riverside, CA County, State


Signature of Claimant
att. for Sean C. Adams

Signature of Claimant

STUART G. STEINGRABER
Attorney At Law
Print Name 1240 E. Ontario Ave. #102-117
Corona, California 92881

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

(957) 579-9296
Phone Number

Phone Number

AP

DOC # 2011-0377782 ✓
 ✓ 08/23/2011 01:47P Fee:18.00
 Page 1 of 2
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):
 Recording requested by and return to:
 ✓ Stuart G. Steingraber, Esq.
 Law Office of Stuart G. Steingraber
 1240 E. Ontario Ave. #102-117
 Corona, CA 92881
 SBN 72812
 951-549-9336
 ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									522

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside
 STREET ADDRESS: 4050 Main St.
 MAILING ADDRESS:
 CITY AND ZIP CODE: Riverside, CA 92501
 BRANCH NAME: Civil Unlimited

PUBLIC RECORD

PLAINTIFF: Sean C. Morris; Arsenal, Inc.
 DEFENDANT: Randy K. McFarland individually and dba South Coast Construction Services

CASE NUMBER:
 RIC 10013503 ✓ C
522

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:
 a. Judgment debtor's
 Name and last known address
 Randy K. McFarland individually and dba Southcoast Construction Services
 24379 Willis Lane
 Moreno Valley, CA 92557
 b. Driver's license no. [last 4 digits] and state: Unknown
 c. Social security no. [last 4 digits]: ████████-xxxx Unknown
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): Randy K. McFarland
 1200 Spring St. #110, Riverside, CA 92507

2. Information on additional judgment debtors is shown on page 2.
 3. Judgment creditor (name and address):
 ✓ Sean C. Morris; Arsenal Inc c/o Stuart G. Steingraber 1240 E Ontario #102-117 Corona, CA 92881
 Date: 8/24/2011
 Stuart G. Steingraber
 (TYPE OR PRINT NAME)

4. Information on additional judgment creditors is shown on page 2.
 5. Original abstract recorded in this county:
 a. Date:
 b. Instrument No:

 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$ 200,192.60
 7. All judgment creditors and debtors are listed on this abstract.
 8. a. Judgment entered on (date): 8/22/2011
 b. Renewal entered on (date):
 9. This judgment is an installment judgment.

10. An execution lien attachment lien is endorsed on the judgment as follows:
 a. Amount: \$ 0.00
 b. In favor of (name and address):



This abstract issued on (date):
 AUG 23 2011

11. A stay of enforcement has
 a. not been ordered by the court.
 b. been ordered by the court effective until (date):
 12. a. I certify that this is a true and correct abstract of the judgment entered in this action.
 b. A certified copy of the judgment is attached.
 Clerk, by _____, Deputy

Form Adopted for Mandatory Use
 Judicial Council of California
 EJ-001 (Rev. January 1, 2008)

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Legal Solutions & Plus

Page 1 of 2
 Code of Civil Procedure, §§ 488, 480, 674, 700, 190

Public Record

PLAINTIFF: Sean C. Morris; Arsenal, Inc.	CASE NUMBER:
DEFENDANT: Randy K. McFarland individually and dba South Coast Construction Services	RIC 10013503

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16.	Name and last known address	17.	Name and last known address
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driver's license no. [last 4 digits] and state:	<input type="checkbox"/> Unknown	Driver's license no. [last 4 digits] and state:	<input type="checkbox"/> Unknown
Social security no. [last 4 digits]:	<input type="checkbox"/> Unknown	Social security no. [last 4 digits]:	<input type="checkbox"/> Unknown
Summons was personally served at or mailed to (address):		Summons was personally served at or mailed to (address):	

18.	Name and last known address	19.	Name and last known address
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driver's license no. [last 4 digits] and state:	<input type="checkbox"/> Unknown	Driver's license no. [last 4 digits] and state:	<input type="checkbox"/> Unknown
Social security no. [last 4 digits]:	<input type="checkbox"/> Unknown	Social security no. [last 4 digits]:	<input type="checkbox"/> Unknown
Summons was personally served at or mailed to (address):		Summons was personally served at or mailed to (address):	

20. Continued on Attachment 20.



Law Offices of
STUART G. STEINGRABER
Attorney at Law

1240 E. Ontario Ave. #102-117
Corona, California 92881

Telephone (951) 549-9446
Facsimile (951) 346-4202

June 11, 2012

Riverside County Treasurer
P.O. Box 12005
Riverside, CA 92502-2205
attn: A. Potenciano-Tax Sale Operations

Re: Claims for Excess Proceeds from sale of tax-defaulted property

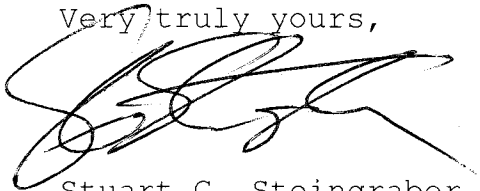
Dear Mr. Potenciano:

I am the attorney of record for Sean C. Morris, judgment creditor of Randy McFarland and duly authorized to make this claim on his behalf.

Please find enclosed 8 claims supported by evidence of lien in connection with the sale of tax-defaulted properties described on each claim form.

I understand approximately \$29,000 was received in excess of the taxes owed by the defaulting taxpayer, Randy McFarland. If further information or verification is required, please advise.

Very truly yours,



Stuart G. Steingraber
SGS/as
enclosures-8

TC 192-450 681
192

Law Offices of
STUART G. STEINGRABER
Attorney At Law

1240 E. Ontario Ave. #102-117
Corona, California 92881

Telephone (951) 549-9446
FAX (951) 346-4202

September 24, 2013

County of Riverside
Treasurer-Tax Collector
4080 Lemon St.
Riverside, CA 92502
attn: Adrian Potenciano, analyst

Re: **Surplus tax-sale proceeds**
Case No.: **Randy McFarland**

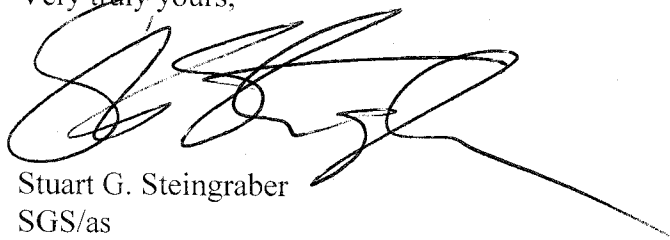
Dear Mr. Potenciano:

Please recall our earlier telephone conversations in connection with the above-referenced matter. Enclosed with this letter you will find my Declaration re Remaining Balance Owed, etc which includes a description of the subject parcel numbers involved.

During our last telephone conversation you informed me that ours is the only claim against the surplus funds and the time for other claims has expired. You requested that I provide you with a Declaration showing how much is still owed to my client Sean C. Morris and Arsenal, Inc. After deducting payments received to date, the net principal balance is \$52,270.97. Daily interest accrues at \$15.41 from August 12, 2013. Further details are set forth in my declaration.

Kindly submit this file and my Declaration to those authorized to approve and process it. Please contact me if further information is needed and to inform me when you expect payment to be issued.

Very truly yours,



Stuart G. Steingraber
SGS/as
cc: file/client
enclosure

1 Stuart G. Steingraber, SBN 72812
1240 E. Ontario Ave. #102-117
2 Corona, CA 92881
(951) 549-9446
3 Attorney for Plaintiff Sean Morris, et al
4
5
6
7

8 **SUPERIOR COURT OF CALIFORNIA**

9 **COUNTY OF RIVERSIDE, CIVIL UNLIMITED**

10 SEAN C. MORRIS; ARSENAL, INC.) Case No. RIC 10013503
11)
11 Plaintiff,) **DECLARATION RE REMAINING**
12) **BALANCE OWED, PAYMENTS MADE,**
12 vs.) **COSTS AND ACCRUED INTEREST**
13)
13 RANDY K. MCFARLAND, et al)
14)
14 Defendant.)
15)

16 I, Stuart G. Steingraber, declare as follows:

17 1. I am the attorney of record for the plaintiff in the
18 above-entitled action. I have personal knowledge of the facts and
19 circumstances set forth in this Declaration and if called to
20 testify would and could do so competently. I make this declaration
21 to supplement of my client's previously filed claims and request
22 for distribution of approximately \$28,888.00 excess funds received
23 by the Riverside County Treasurer-Tax Collector in connection with
24 sale of 8 tax-defaulted lots sold on or about March 20, 2012,
25 Assessment Numbers described as follows:

- 26 a. 475280078-7;
- 27 b. 475280079-8;
- 28 c. 475280080-8;

- 1 d. 475280081-9;
- 2 e. 475280082-0;
- 3 f. 475280083-1;
- 4 g. 475280084-2;
- 5 h. 475280085-3;
- 6 i. 474120045-5.

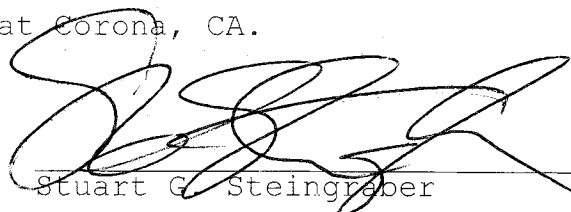
7 2. The last assessed owner prior to sale of these lots was
8 Randy McFarland who is the judgment debtor in the above-entitled
9 case.

10 3. The original judgment I obtained against Mr. McFarland was
11 entered on August 22, 2011 by the above-entitled court for
12 \$200,192.60. Thereafter, it was recorded in the office of the
13 Riverside County Recorder on or about August 2011.

14 4. Interest of \$39,473.54 has accrued from entry of judgment
15 to August 12, 2013 calculated at 10% per annum as authorized by
16 California law. Interest continues to accrue at the daily rate of
17 \$15.41 from August 12, 2013.

18 5. Payments totaling \$187,791.17 have been received on the
19 judgment and legally authorized post-judgment costs amounting to
20 \$396.00 have been incurred. At present there is owing to my client
21 the principal sum of \$52,270.97.

22 I declare under penalty of perjury under the laws of the State
23 of California that the foregoing is true and correct. Dated this
24 12th day of September, 2013 at Corona, CA.

25 
26 _____
27 Stuart G. Steingraber
28

ACKNOWLEDGMENT

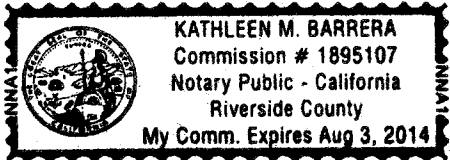
State of California
County of Riverside)

On Sept. 24, 2013 before me, ---Kathleen M. Barrera, Notary Public---
(insert name and title of the officer)

personally appeared Stuart Steingraber
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 Kathleen M. Barrera (Seal)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Stuart G. Steingraber
1240 E. Ontario Ave. #102-117
Corona, CA 92881

June 22, 2015

Stuart G. Steingraber
1240 E. Ontario Ave. #102-117
Corona, CA 92881

2. Article Number
(Transfer from service label)

EP 192 680-687
7003 2260 0004 1548 9735

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Pacioni*

Agent
 Address

B. Received by (Printed Name)

J. Pacioni

C. Date of Delivery

6/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

Re: APN: 475280078-7, 475280079-8, 475280080-8, 475280081-9, 475280082-0, 475280083-1, 475280084-2 & 475280085-3

TC 192, Items 680, 681, 682, 683, 684, 685, 686, 687

Date of Sale: March 20, 2012

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

___ Notarized Affidavit for Collection of Personal Property under California Probate Code 13100

___ Notarized Statement of different/misspelled

Notarized Statement Giving Authorization to Stuart G. Steingraber to claim on behalf of Sean C. Morris, Arsenal Inc.

___ Certified Death Certificate for

___ Copy of Birth Certificates for

___ Copy of Marriage Certificate for
___ Original Note/Payment Book

Updated Statement of Monies Owed (as of the date of the tax sale)

___ Articles of Incorporation (if applicable Statement by Domestic Stock)

___ Court Order Appointing Administrator

___ Deed (Quitclaim/Grant etc...)

___ Other – Updated address and phone number to contact you.

If your documentation is not received within 15 days (July 7, 2015), your claim will be denied.

If you should have any questions, please contact me at the number listed below.

Sincerely,

Jennifer Pacioni
Tax Sale Operations Unit
(951) 955-3336
(951) 955-3990 Fax

1 John P. Pringle, SBN 072300
Toan B. Chung, SBN 276505
2 **ROQUEMORE, PRINGLE & MOORE, INC.**
6055 E. Washington Blvd., Suite 500
3 Los Angeles, CA 90040-2466
4 Tel No. (323) 724-3117
5 Fax No. (323) 724-5410
6 tbchung@rpmlaw.com

7 Attorneys for Todd A. Frealy,
Chapter 7 Trustee

8

9

10

UNITED STATES BANKRUPTCY COURT

11

CENTRAL DISTRICT OF CALIFORNIA, RIVERSIDE DIVISION

12

In re

Case No. 6:12-bk-21383-MJ

13

RANDY K. McFARLAND, AKA Randall K.
14 Gittins; FDBA Randy K. McFarland DBA
15 South Coast Construction Services

Chapter 7

**NOTICE OF WITHDRAWAL OF SEAN
MORRIS' CLAIM FOR EXCESS
PROCEED FROM THE SALE OF TAX-
DEFAULTED PROPERTIES**

16

Debtor.

17

SSN #:

Date: [No hearing required]
Time: [No hearing required]
Place: U.S. Bankruptcy Court
Courtroom 301
3420 Twelfth Street
Riverside, CA 92501-3801

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NOTICE OF WITHDRAWAL OF SEAN MORRIS' CLAIM FOR EXCESS PROCEED

21

FROM THE SALE OF TAX-DEFAULTED PROPERTIES

22

23 Sean C. Morris ("Morris" or the "Claimant") hereby withdraws his claim for excess
24 proceed currently held by the County of Riverside from the sale of tax-defaulted properties as
25 follows:

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1. APN 475 280 078-7;

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2. APN 475 280 079-8;

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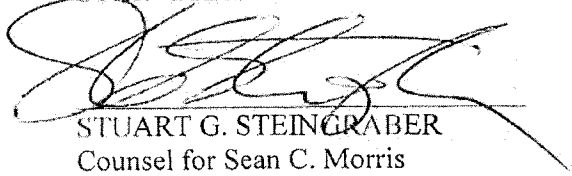
3. APN 475 280 080-8;

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- 4. APN 475 280 081-9;
- 5. APN 475 280 082-0;
- 6. APN 475 280 083-1;
- 7. APN 475 280 084-2;
- 8. APN 475 280 085-3.

DATED: 7/14/15

**LAW OFFICES OF STUART G.
STEINGRABER**


STUART G. STEINGRABER
Counsel for Sean C. Morris

DATED: July 25, 2015


SEAN C. MORRIS,
Claimant