

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



ITEM: 19.14  
(ID # 12359)

**MEETING DATE:**

Tuesday, October 18, 2022

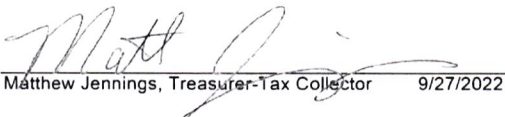
**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item(s) 543, 545, 546, & 547. Last assessed to: Michael J. Bickford, an unmarried man, as to an undivided 1/2 interest, Michael P. Keeler, Jr., as to an undivided 1/6th interest, Marianne McCarthy, as to an undivided 1/6th interest, and Karen Russell, as to an undivided 1/6th interest, all as tenants in common. District 5. [\$4,043-Fund 65595 Excess Proceeds from Tax Sale]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claims from Marianne McCarthy, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 514273023-1, 514273025-3, 514273026-4, & 514273027-5;
2. Approve the claims from Karen Russell, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 514273023-1, 514273025-3, 514273026-4, & 514273027-5;
3. Deny the claims from Michael Keeler, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 514273023-1, 514273025-3, 514273026-4, & 514273027-5;
4. Authorize and direct the Auditor-Controller to issue a warrant to Marianne McCarthy in the amount of \$2,021.81, and Karen Russell in the amount of \$2,021.81, 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;
5. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$8,084.83 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:Policy**

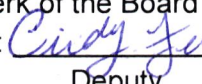
  
Matthew Jennings, Treasurer-Tax Collector 9/27/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 18, 2022  
xc: Tax Collector

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$4,043	\$ 0	\$4,043	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	22/23

**C.E.O. RECOMMENDATION:** Approve.

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 24, 2016 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 14, 2016. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 10, 2016, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as various other research methods used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest reports to notify all parties of interest attached to the parcel.
2. Researched all last assessee's through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676 (b).

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration

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

of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on July 14, 2016.

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

1. Claim from Marianne McCarthy based on a Quitclaim Deed recorded March 27, 2001 as Instrument No. 2001-124686.
2. Claim from Karen Russell based on a Quitclaim Deed recorded March 27, 2001 as Instrument No. 2001-124686.
3. Claim from Michael Keeler based on a Quitclaim Deed recorded March 27, 2001 as Instrument No. 2001-124686.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Marianne McCarthy be awarded excess proceeds in the amount \$2,021.81, and Karen Russell be awarded \$2,021.81. The claim from Michael Keeler be denied due to the claim being received after the July 14, 2017 deadline. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$8,084.83 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

EP 207	ITEM 543	514273023-1	\$238.47
EP 207	ITEM 545	514273025-3	\$4,030.33
EP 207	ITEM 546	514273026-4	\$4,103.77
EP 207	ITEM 547	514273027-5	\$3,755.88
TOTAL			\$12,128.45

**Impact on Residents and Businesses**

Excess proceeds will be released to the last assesses of the properties and to the County General Fund.

**ATTACHMENTS (if any, in this order):**

**ATTACHMENT A. Claim Marianne**

**ATTACHMENT B. Claim Karen**

**ATTACHMENT C. Claim Michael**

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

  
Steven Atkeson 10/10/2022

  
Kristine Bell-Valdez, Supervising Deputy County Counsel 9/19/2022

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

RECEIVED

2016 JUL 22 AM 11:18

RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 543 Assessment Number: 514273023-1

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 238.47 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 15 day of August, 2016 at DAVAL FL  
County, State

Marianne McCarthy  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

MARIANNE MCCARTHY  
Print Name

\_\_\_\_\_  
Print Name

117 17th Ave N  
Street Address

\_\_\_\_\_  
Street Address

JACKSONVILLE BEACH, FL 32250  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

617-212-9037  
Phone Number

\_\_\_\_\_  
Phone Number

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2016 JUL 22 AM 11:18

TC 207 Item 545 Assessment Number: 514273025-3

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$4030.33 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 15 day of August, 2016 at DUNAL, FL.  
County, State

Marianne McCarthy  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

MARIANNE MCCARTHY  
Print Name

\_\_\_\_\_  
Print Name

117 17th AVE N.  
Street Address

\_\_\_\_\_  
Street Address

JACKSONVILLE BEACH, FL 32250  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

617-212-9037  
Phone Number

\_\_\_\_\_  
Phone Number

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

RECEIVED

2016 JUL 22 AM 11:18

RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 546 Assessment Number: 514273026-4

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 4103.77 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 15 day of August, 2016 at Duval, FL  
County, State

Marianne McCarthy  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

MARIANNE MCCARTHY  
Print Name

\_\_\_\_\_  
Print Name

117 17th Ave N.  
Street Address

\_\_\_\_\_  
Street Address

Jacksonville Beach, FL 32250  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

677-212-9037  
Phone Number

\_\_\_\_\_  
Phone Number

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

RECEIVED

2016 JUL 22 AM 11:18

RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 547 Assessment Number: 514273027-5

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3755.88 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 15<sup>th</sup> day of August, 2016 at DUVAL, FL  
County, State

Marianne McCarthy  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

MARIANNE MCCARTHY  
Print Name

\_\_\_\_\_  
Print Name

117 17<sup>th</sup> AVE N.  
Street Address

\_\_\_\_\_  
Street Address

JACKSONVILLE BEACH, FL 32250  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

617-212-9037  
Phone Number

\_\_\_\_\_  
Phone Number



RECORDING REQUESTED BY  
MICHAEL P. KEELER, JR.

WHEN RECORDED MAIL TO  
NAME: MICHAEL P. KEELER, JR.  
MAILING ADDRESS: 2212 SANTA ANA AVENUE

CITY, STATE ZIP CODE COSTA MESA, CA 92627 ✓

DOC # 2001-124686 ✓

02/27/2001 08:08A Fee:0.00  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Gary L. Opat  
Assessor, County Clerk & Recorder



U	S	U	PAGE	SIZE	DA	FEES	NOGAR	IMP	APPLIC
			2			✓			
A	R	I							DL

TRA: 1000

DTT: #0

# QUITCLAIM DEED

APN: 814-273-023 / 814-273-024, 814-273-025, 814-273-026, 814-273-027, 814-273-028  
AKA: 11484 CECIL DRIVE  
RIVERSIDE COUNTY, CA

THE UNDERSIGNED GRANOR(S) AFFIRMS(S) THAT THERE IS NO TRANSFER TAX BASED ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (40) CONSIDERATION.

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED, I (WE),

MICHAEL P. KEELER, JR., SUCCESSOR TRUSTEE OF THE MICHAEL PAUL KEELER TRUST DATED SEPTEMBER 25, 1998, AS TO AN UNDIVIDED 50% INTEREST

HEREBY QUITCLAIMS ALL RIGHT, TITLE AND INTEREST TO: MICHAEL P. KEELER, JR., AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, MARIANNE MCCARTHY, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, AND KAREN RUSSELL, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, ALL AS TENANTS IN COMMON

THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS A TRANSFER FROM FATHER'S REVOCABLE LIVING TRUST, TO SON AND DAUGHTERS R&T 11911 EXECUTED ON THE 23 DAY OF FEBRUARY, 2001, AT NEWPORT BEACH, CALIFORNIA  
STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

On 2-23-01 before me personally appeared MICHAEL P. KEELER, JR.

*Michael P. Keeler, Jr.*  
MICHAEL P. KEELER, JR., Successor Trustee

AND

Personally known to me - OR - I 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:

*Brian Mandel*  
Notary's Signature

MAIL TAX STATEMENTS TO: NAME: MICHAEL P. KEELER, JR.  
STREET: 2212 SANTA ANA AVENUE  
CITY: COSTA MESA, CA 92627 ✓



**EXHIBIT "A"**

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF LOT 23 OF SAID TRACT, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 23 OF SAID BONNIE BELLE LODGE SUBDIVISION NO. 1;  
**THENCE** ALONG THE NORTHERLY LINE OF SAID LOT 23, SOUTH 89° 58' 00" EAST, 22.26 FEET;  
**THENCE** SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 23;  
**THENCE** ALONG THE WESTERLY LINE OF SAID LOT 23, NORTH 22° 21' 00" WEST, 8.00 FEET TO THE POINT OF BEGINNING.

**EXCEPTING** FROM SAID LOT 24 THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;  
**THENCE** ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 89° 58' 00" WEST, 22.26 FEET;  
**THENCE** NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 24;  
**THENCE** ALONG THE EASTERLY LINE OF SAID LOT 24, SOUTH 22° 21' 00" EAST, 8.00 FEET TO THE POINT OF BEGINNING.

**ALSO INCLUDING** FOR PARCEL NUMBERS 514-273-023, 514-273-024, 514-273-025, 514-273-026

THE NORTH ONE-HALF OF LOT 19, ALL OF LOTS 20, 21, 22, 23 AND THAT PORTION OF LOT 24 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LEGALLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;  
**THENCE** NORTH 89° 58' 00" WEST, 22.26 FEET ON THE SOUTHERLY LINE OF SAID LOT;  
**THENCE** NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT;  
**THENCE** SOUTH 22° 21' 00" EAST, 8 FEET ON SAID EASTERLY LINE TO THE POINT OF BEGINNING.

**EXCEPT** FROM SAID LOT 23, THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT;  
**THENCE** SOUTH 89° 58' 00" EAST, 22.26 FEET ON THE NORTH LINE OF SAID LOT;  
**THENCE** SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT;  
**THENCE** NORTH 22° 21' 00" WEST, 8 FEET ON THE WESTERLY LINE TO THE POINT OF BEGINNING.



2881-124686  
83-27,002 on map  
2 of 2

13958  
SPANISH MARSH CT.  
JAX, FL 32235

CERTIFIED MAIL



7015 3430 0000 1374 5928



U.S. POSTAGE  
PAID  
AT ATLANTIC BEACH, FL  
AUG 16 10  
AMOUNT  
**\$3.98**  
R2304E105841-23

Don Kent Treasurer-Tax Collector

PO Box 12005

Riverside, CA 92502-2205

TREASURER-TAX COLLECTOR  
DATA/MAILROOM  
AUG 19 2016  
RECEIVED

ATTN: Excess Proceeds

92502-220505



COUNTY

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR

March 18, 2020

Marianne McCarthy  
117 17<sup>th</sup> Ave N  
Jacksonville Beach, FL 32250

Re: APNs: 514273023-1, 514273024-2, & 51  
TC 207 Items 543-545  
Date of Sale: May 24, 2016

To Whom It May Concern:

This office is in receipt of your claims 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 Treasurer-Tax Collector in making the determination.

- Notarized Affidavit under CA Probate Code 13101
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent to Collect Excess Proceeds for
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate
- Copy of Birth Certificates for
- Copy of Marriage Certificate for


- Original Note/Payment Book
- Updated Statement of Monies Owed for Loan (as of date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other: Notarized statement of one in the same persons

Please send in all documents within 30 days (April 18) contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds  
Tel 951 955-3336/Fax 951 955-3990

County of Riverside, Tre  
4080 LEMON STREET, 4TH FLOOR \* P.O. BOX  
WWW.COUNTYTREASURER.ORG \* (951) 955-3990

SENDER: COMPLETE THIS SECTION		COMPLETE
<input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <b>X</b>
1. Article Addressed to: EP 209 Items 543-545 Karen Russell 13958 Spanish Marsh Ct. Jacksonville, FL 32225		B. Received
 9590 9402 1202 5246 5916 58		D. Is delivery If YES, en
2. Article Number (Transfer from service label) 7002 0510 0004 1157 5066		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail F <input type="checkbox"/> Collect on Deliv <input type="checkbox"/> Collect on Deliv <input type="checkbox"/> Insured Mail (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053		

SENDER: COMPLETE THIS SECTION		COMPLETE
<input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signa <b>X</b>
1. Article Addressed to: EP 209 Items 543-545 Marianne McCarthy 117 17 <sup>th</sup> Ave N Jacksonville Beach, FL 32250		B. Recei
 9590 9402 1202 5246 5916 65		D. Is deli If YES
2. Article Number (Transfer from service label) 7002 0510 0004 1157 5059		3. Service <input type="checkbox"/> Adult Sigm <input type="checkbox"/> Adult Sigm <input type="checkbox"/> Certified I <input type="checkbox"/> Certified I <input type="checkbox"/> Collect or <input type="checkbox"/> Collect or <input type="checkbox"/> Insured N <input type="checkbox"/> Insured N (over \$50)
PS Form 3811, July 2015 PSN 7530-02-000-9053		

RECEIVED

3/25/2020

2020 APR -1 PM 1:56

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To Whom it May Concern:

I, Marianne McCarthy, held title to the following properties:

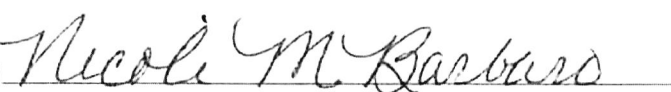
APN's: 514273023 -1  
514273024 - 2  
514273025 - 3

Thank you,



Marianne McCarthy  
117 17th Avenue N.  
Jacksonville Beach, FL 32250  
617-212-9037

Notary Signature:



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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2016 JUL 22 AM 11:19

TC 207 Item 543 Assessment Number: 514273023-1

RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,  
Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$238.47 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 15 day of AUGUST, 2016 at Duval FL  
County, State

Karen Russell  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

KAREN RUSSELL  
Print Name

\_\_\_\_\_  
Print Name

13958 Spanish MARSH CT.  
Street Address

\_\_\_\_\_  
Street Address

JACKSONVILLE, FL 32225  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

904-738-9754  
Phone Number

\_\_\_\_\_  
Phone Number

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 JUL 22 AM 11:19

Re: Claim for Excess Proceeds

TC 207 Item 545 Assessment Number: 514273025-3

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 4030.33 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 15 day of August, 2016 at Duval FL  
County, State

Karen Russell  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

KAREN RUSSELL  
Print Name

\_\_\_\_\_  
Print Name

13958 SPANISH MARSH CT.  
Street Address

\_\_\_\_\_  
Street Address

JACKSONVILLE, FL 32225  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

904-738-9754  
Phone Number

\_\_\_\_\_  
Phone Number

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 546 Assessment Number: 514273026-4

2016 JUL 22 AM 11:19  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 4103.77 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 15 day of August, 2016 at Duval FL  
County, State

Karen Russell  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

KAREN RUSSELL  
Print Name

\_\_\_\_\_  
Print Name

13958 SPANISH MARSH CT  
Street Address

\_\_\_\_\_  
Street Address

JACKSONVILLE, FL 32225  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

904-738-9754  
Phone Number

\_\_\_\_\_  
Phone Number



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

RECEIVED

2016 JUL 22 AM 11:20

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 547 Assessment Number: 514273027-5

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3755.88 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 15 day of August, 2016 at Duval FL  
County, State

Karen Russell  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

KAREN RUSSELL  
Print Name

\_\_\_\_\_  
Print Name

13958 SPANISH MARSH CT.  
Street Address

\_\_\_\_\_  
Street Address

JACKSONVILLE, FL 32225  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

904-738-9754  
Phone Number

\_\_\_\_\_  
Phone Number

RECORDING REQUESTED BY  
MICHAEL P. KEELER, JR.

WHEN RECORDED MAIL TO  
NAME: MICHAEL P. KEELER, JR.  
MAIL/NO 2212 SANTA ANA AVENUE  
ADDRESS

CITY, STATE COSTA MESA, CA 92627 ✓  
ZIP CODE

DOC # 2001-124686 ✓

03/27/2001 08:08A Fee: 0.00  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Gary L. Gray  
Assessor, County Clerk & Recorder



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TRA: 1000

DTT: 00

# QUITCLAIM DEED

APR: 814-273-023, 814-273-024, 814-273-025, 814-273-026, 814-273-027, 814-273-028  
AKA: 31494 CROYL DRIVE  
RIVERSIDE COUNTY, CA

THE UNDERSIGNED GRANOR(S) AFFIRMS(S) THAT THERE IS NO TRANSFER TAX BASED ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (NO) CONSIDERATION.

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED, I (WE),

MICHAEL P. KEELER, JR., SUCCESSOR TRUSTEE OF THE MICHAEL PAUL KEELER TRUST DATED SEPTEMBER 25, 1998, AS TO AN UNDIVIDED 50% INTEREST

HEREBY QUITCLAIMS ALL RIGHT, TITLE AND INTEREST TO: MICHAEL P. KEELER, JR., AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, MARIANNE McCARTHY, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, AND KAREN RUSSELL, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, ALL AS TENANTS IN COMMON

THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS A TRANSFER FROM FATHER'S REVOCABLE LIVING TRUST, TO SON AND DAUGHTERS R&T 11911 EXECUTED ON THE 23 DAY OF FEBRUARY, 2001, AT NEWPORT BEACH, CALIFORNIA  
STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

On 2-23-01 before me personally appeared

MICHAEL P. KEELER, JR.

AND

I personally known to me - OR - I 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.

MICHAEL P. KEELER, JR., Successor Trustee



WITNESS MY HAND AND OFFICIAL SEAL:

Notary's Signature

MAIL TAX STATEMENTS TO: NAME: MICHAEL P. KEELER, JR.  
STREET: 2212 SANTA ANA AVENUE ✓  
CITY: COSTA MESA, CA 92627 ✓

**EXHIBIT "A"**

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF LOT 23 OF SAID TRACT, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 23 OF SAID BONNIE BELLE LODGE SUBDIVISION NO. 1;  
**THENCE** ALONG THE NORTHERLY LINE OF SAID LOT 23, SOUTH 89° 58' 00" EAST, 22.26 FEET;  
**THENCE** SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 23;  
**THENCE** ALONG THE WESTERLY LINE OF SAID LOT 23, NORTH 22° 21' 00" WEST, 8.00 FEET TO THE POINT OF BEGINNING.

**EXCEPTING** FROM SAID LOT 24 THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;  
**THENCE** ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 89° 58' 00" WEST, 22.26 FEET;  
**THENCE** NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 24;  
**THENCE** ALONG THE EASTERLY LINE OF SAID LOT 24, SOUTH 22° 21' 00" EAST, 8.00 FEET TO THE POINT OF BEGINNING.

**ALSO INCLUDING** FOR PARCEL NUMBERS 514-273-023, 514-273-024, 514-273-025, 514-273-026

THE NORTH ONE-HALF OF LOT 19, ALL OF LOTS 20, 21, 22, 23 AND THAT PORTION OF LOT 24 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LEGALLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;  
**THENCE** NORTH 89° 58' 00" WEST, 22.26 FEET ON THE SOUTHERLY LINE OF SAID LOT;  
**THENCE** NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT;  
**THENCE** SOUTH 22° 21' 00" EAST, 8 FEET ON SAID EASTERLY LINE TO THE POINT OF BEGINNING.

**EXCEPT** FROM SAID LOT 23, THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT;  
**THENCE** SOUTH 89° 58' 00" EAST, 22.26 FEET ON THE NORTH LINE OF SAID LOT;  
**THENCE** SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT;  
**THENCE** NORTH 22° 21' 00" WEST, 8 FEET ON THE WESTERLY LINE TO THE POINT OF BEGINNING.



2001-124686  
83-27-0001 00 000  
2 of 2

13958  
Spanish Marsh Ct.  
JAX, FL 32215

**CERTIFIED MAIL**



7015 3430 0000 1374 5928



1000



92502

U.S. POSTAGE  
PAID  
AT LANTIC BEACH, FL  
32233  
AUG 18 18  
AMOUNT  
**\$3.98**  
R2304E105841-23

Don Kent Treasurer-Tax Collector

PO Box 12005

Riverside, CA 92502-2205

TREASURER-TAX COLLECTOR  
DATA / MAIL ROOM  
AUG 19 2016  
RECEIVED

ATTN: Excess Proceeds

92502-220505



COUNTY

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR

July 18, 2018

Karen Russell  
13958 Spanish Marsh Ct.  
Jacksonville, FL 32225

Re: APN: 514273023-1  
TC 207 Item 543, 544, 545, 546, 547  
Date of Sale: May 24, 2016

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 connection to the property. Please send in any documentation that specifically connects you to the above mentioned parcel. This could be a copy of the tax bill you received, a copy of a payment that you made or even a notarized statement that you are one and the same person who took title with a specific document number.

Please send in all documents within 30 days (**August 18, 2018**). If you should have any questions, please contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*

Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

TC 207 Item 543-47  
Karen Russell  
13958 Spanish Marsh Ct.  
Jacksonville, FL 32225



9590 9402 1680 6053 9895 88

2. Article Number (Transfer from service label)

7016 0750 0000 4696 9970

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION

A. Signature

X

B. Received by ( )

D. Is delivery address correct? If YES, enter ( )

3. Service Type

- Adult Signature
- Adult Signature Rec
- Certified Mail®
- Certified Mail Restri
- Collect on Delivery
- Collect on Delivery: Insured Mail
- Insured Mail Restri (over \$500)

County of Riverside, Treasurer-Tax Collector

4080 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (951) 955-3900 \* 1 (877) 748-2689 \* FAX (951) 955-3923

To Whom It May concern:

3/23/2020

I Karen Russell held title to the following properties

APN's 514273023-1

514273024-2

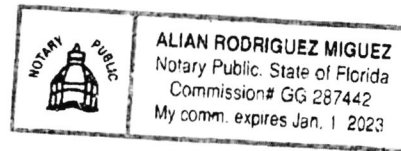
514273024-3

Thank You,

Karen Russell

*Karen Russell*

STATE OF FLORIDA; COUNTY OF DUVAL  
Sworn to and subscribed before me  
this 23 day of March, 2020  
by Alian Rodriguez  
NOTARY *[Signature]*



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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 JUL 25 PM 3:56

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 207 Item 543 Assessment Number: 514273023-1

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$\_\_\_\_\_ from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 7 day of July, 2017 at Duval, Florida  
County, State

Marianne McCarthy Michael Keeler Karen Russell  
Signature of Claimant Signature of Claimant

MariAnne McCarthy Michael Keeler Karen Russell  
Print Name Print Name

117 17th Ave N 117th AVENUE 13958 Spanish Marsh Ct  
Street Address Street Address

Jacksonville Beach, FL 32250 JACKSONVILLE BEACH Jacksonville FL 32225  
City, State, Zip City, State, Zip

617-422-9137 FL 32250 904-738-9754  
Phone Number Phone Number

904 669 9135

Stacey Elwood  
7/7/2017



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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 JUL 25 PM 3:57

Re: Claim for Excess Proceeds

TC 207 Item 545 Assessment Number: 514273025-3

RIVERSIDE COUNTY, TREAS-TAX COLLECTOR

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

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.

Four horizontal lines for listing documentation supporting the claim.

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 7 day of July, 2017 at Duval, Florida County, State

Handwritten signatures of MariAnne McCarthy, Michael Keeler, and Karen Russell.

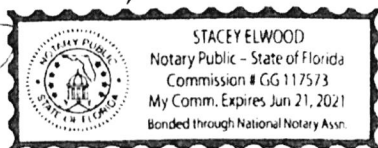
Print Name: MariAnne McCarthy, Michael Keeler, Karen Russell

Street Address: 117 17th Ave N, 117 17th Ave N, 13958 Spanish Marsh Ct

City, State, Zip: Jacksonville FL 32250, Jacksonville Beach FL 32250, Jacksonville FL 32225

Phone Number: 607-212-9037, 904-660-9035, 904-738-9754

Handwritten signature of Stacey Elwood dated 7/17/2017.





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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 JUL 25 PM 3:58

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 207 Item 546 Assessment Number: 514273026-4

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

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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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 7 day of July, 2017 at Duval, Florida  
County, State

LouAnne McCarthy  
Signature of Claimant

Karen Russell  
Signature of Claimant

Marianne McCarthy  
Print Name

Karen Russell  
Print Name

717th Ave N  
Street Address

13958 Spanish Marsh Ct  
Street Address

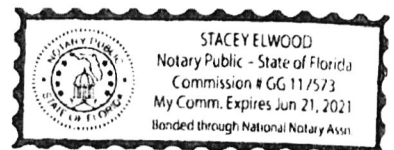
Jacksonville Beach, FL  
City, State, Zip

Jacksonville FL 32225  
City, State, Zip

32250  
Phone Number

904 738-9754  
Phone Number

904-660-9035  
Stacey Elwood  
7/17/2017



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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 547 Assessment Number: 514273027-5

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$\_\_\_\_\_ from the sale of the above mentioned real property. I/We were the [ ] lienholder(s), [ ] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

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

Executed this 7 day of July, 2017 at Doval, Florida  
County, State

Lara Anne McCarthy  
Signature of Claimant

Michael Keeler

Karen Russell  
Signature of Claimant

LARA ANNE MCCARTHY  
Print Name

Michael Keeler

Karen Russell  
Print Name

717th Ave N  
Street Address

117-17th Ave N

13958 Spanish Marsh Ct  
Street Address

Jacksonville Beach FL  
City, State, Zip

Jacksonville Beach FL

Jacksonville FL 3225  
City, State, Zip

32250 617-212-9037  
Phone Number

32250 904-660-9035

904-738 9754  
Phone Number

Stacey Elwood  
7/17/2017



RECORDING REQUESTED BY  
MICHAEL P. KEELER, JR.

DOC # 2001-124686 ✓

03/27/2001 08:08A Pgs:0.00

Page 1 of 2

Recorded in Official Records  
County of Riverside

Gary L. Oros

Assessor, County Clerk & Recorder



NAME: MICHAEL P. KEELER, JR.  
MAILING ADDRESS: 2212 SANTA ANA AVENUE

CITY, STATE ZIP CODE: COSTA MESA, CA 92627 ✓

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TRA: 1000  
DTT: #0

# QUITCLAIM DEED

APN: 814-273-023, 814-273-024, 814-273-025, 814-273-026, 814-273-027, 814-273-028  
AKA: 32484 CHASE DRIVE  
RIVERSIDE COUNTY, CA

THE UNDERSIGNED GRANOR(S) AFFIRM(S) THAT THERE IS NO TRANSFER TAX BASED ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (S) CONSIDERATION.

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED, I (WE),

MICHAEL P. KEELER, JR., SUCCESSOR TRUSTEE OF THE MICHAEL PAUL KEELER TRUST DATED SEPTEMBER 26, 1998, AS TO AN UNDIVIDED 50% INTEREST

HEREBY QUITCLAIMS ALL RIGHT, TITLE AND INTEREST TO: MICHAEL P. KEELER, JR., AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, MARIANNE MCCARTHY, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, AND KAREN RUSSELL, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, ALL AS TENANTS IN COMMON

THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS A TRANSFER FROM FATHER'S REVOCABLE LIVING TRUST, TO SON AND DAUGHTERS R&T (1911) EXECUTED ON THE 23 DAY OF FEBRUARY, 2001, AT NEWPORT BEACH, CALIFORNIA

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

On 2-23-01 before me personally appeared

MICHAEL P. KEELER, JR., Successor Trustee

MICHAEL P. KEELER, JR. AND

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:  
  
Notary's Signature

MAIL TAX STATEMENTS TO: NAME: MICHAEL P. KEELER, JR.  
STREET: 2212 SANTA ANA AVENUE  
CITY: COSTA MESA, CA 92627 ✓



**EXHIBIT "A"**

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF LOT 23 OF SAID TRACT, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 23 OF SAID BONNIE BELLE LODGE SUBDIVISION NO. 1;  
**THENCE** ALONG THE NORTHERLY LINE OF SAID LOT 23, SOUTH 89° 58' 00" EAST, 22.26 FEET;  
**THENCE** SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 23;  
**THENCE** ALONG THE WESTERLY LINE OF SAID LOT 23, NORTH 22° 21' 00" WEST, 8.00 FEET TO THE POINT OF BEGINNING.

**EXCEPTING** FROM SAID LOT 24 THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;  
**THENCE** ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 89° 58' 00" WEST, 22.26 FEET;  
**THENCE** NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 24;  
**THENCE** ALONG THE EASTERLY LINE OF SAID LOT 24, SOUTH 22° 21' 00" EAST, 8.00 FEET TO THE POINT OF BEGINNING.

**ALSO INCLUDING** FOR PARCEL NUMBERS 514-273-023, 514-273-024, 514-273-025, 514-273-026

THE NORTH ONE-HALF OF LOT 19, ALL OF LOTS 20, 21, 22, 23 AND THAT PORTION OF LOT 24 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LEGALLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;  
**THENCE** NORTH 89° 58' 00" WEST, 22.26 FEET ON THE SOUTHERLY LINE OF SAID LOT;  
**THENCE** NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT;  
**THENCE** SOUTH 22° 21' 00" EAST, 8 FEET ON SAID EASTERLY LINE TO THE POINT OF BEGINNING.

**EXCEPT** FROM SAID LOT 23, THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT;  
**THENCE** SOUTH 89° 58' 00" EAST, 22.26 FEET ON THE NORTH LINE OF SAID LOT;  
**THENCE** SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT;  
**THENCE** NORTH 22° 21' 00" WEST, 8 FEET ON THE WESTERLY LINE TO THE POINT OF BEGINNING.



2691-124686  
63-27-0001 RA NHH  
2 of 2

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**Tracking Number:** 9507100031057198000228



**Delivered**

## Product & Tracking Information

[See Available Actions](#)

**Postal Product:**  
First-Class Mail®

**Features:**  
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
July 24, 2017, 8:40 am	Delivered, PO Box	RIVERSIDE, CA 92501



Your item has been delivered and is available at a PO Box at 8:40 am on July 24, 2017 in RIVERSIDE, CA 92501.

July 22, 2017, 10:04 am	Available for Pickup	RIVERSIDE, CA 92501
July 22, 2017, 9:29 am	Arrived at Unit	RIVERSIDE, CA 92501
July 19, 2017, 12:47 pm	Arrived at USPS Regional Destination Facility	MORENO VALLEY CA DISTRIBUTION CENTER

DATE & TIME	STATUS OF ITEM	LOCATION
July 18, 2017, 12:36 am	Departed USPS Regional Origin Facility	JACKSONVILLE FL DISTRIBUTION CENTER
July 17, 2017, 9:18 pm	Arrived at USPS Regional Origin Facility	JACKSONVILLE FL DISTRIBUTION CENTER
July 17, 2017	USPS expects item for mailing (SSK)	ATLANTIC BEACH, FL 32233

See Less ^

## Available Actions

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Email Updates



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