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



ITEM: 19.4 (ID # 13998) MEETING DATE: Tuesday, March 19, 2024

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 476. Last assessed to: Ralph C. Larsen, adult son an undivided 50% interest and Marilyn R. Arrigona, adult daughter an undivided 50% interest. District 3. [\$166,628-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from the State of California, Franchise Tax Board for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 449161026-1;

Continued on Page 2

ACTION:Policy

3/5/2024 Matthew Jennings, Treasurer-Tax Collector

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Jeffries, Spiegel, Washington and Gutierrez
Nays:	None
Absent:	Perez
Date:	March 19, 2024
XC:	Tax Collector

Kimberly A. Rector Clerk of the Board By: 01 Deput

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

RECOMMENDED MOTION: That the Board of Supervisors:

- 2. Approve the claim from Cheryl J. Rudolph, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 449161026-1;
- 3. Approve the claim from Daniel R. Arrigona, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 449161026-1;
- Approve the claim from Nancy L. Arrigona, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 449161026-1;
- 5. Deny the claim from Poser Investments, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 449161026-1;
- Direct the Treasurer-Tax Collector to provide to the Auditor-Controller the Order to Withhold Personal Income Tax from the Franchise Tax Board with respect to Ralph Larsen;
- 7. Authorize and direct the Auditor-Controller to issue a warrant to the State of California, Franchise Tax Board in the amount of \$17,001.40, a separate warrant to the State of California, Franchise Tax Board in the amount of \$25,660.39, to Cheryl J. Rudolph, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona in the amount of \$41,322.39, Daniel R. Arrigona heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona in the amount of \$41,322.38, and Nancy L. Arrigona, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona in the amount of \$41,322.38, and Nancy L. Arrigona, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona in the amount of \$41,322.38, 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.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$166,628	\$0	\$166,628	\$ 0
NET COUNTY COST	\$ 0	\$0	\$ 0	\$ 0
SOURCE OF FUNDS:	Fund 65595 Excess Proc	Budget Adjustn	nent: N/A	
		eeus nom rax Sale.	For Fiscal Year	: 23/24

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 01, 2018 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 18, 2018, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an

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

examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

- Claim from the State of California, Franchise Tax Board based on a Notice of State Tax Lien recorded June 11, 2007 as Instrument No. 2007-0382089, extended on April 11, 2017 as Instrument No. 2017-0145152 and an Order to Withhold Personal Income Tax dated July 21, 2023.
- Claim from Cheryl J. Rudolph, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona based on an Order for Final Distribution recorded on March 8, 1993 as Instrument No. 1993-84374, Declarations Under California Probate Code 13101 notarized September 23, 2019 and Certificates of Death for Ralph Charles Larsen and Marilyn Ruth Arrigona.
- Claim from Daniel R. Arrigona, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona based on an Order for Final Distribution recorded on March 8, 1993 as Instrument No. 1993-84374, Declarations Under California Probate Code 13101 notarized September 27, 2019 and Certificates of Death for Ralph Charles Larsen and Marilyn Ruth Arrigona.
- 4. Claim from Nancy L. Arrigona, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona based on an Order for Final Distribution recorded on March 8, 1993 as Instrument No. 1993-84374, Declarations Under California Probate Code 13101 notarized September 20, 2019 and Certificates of Death for Ralph Charles Larsen and Marilyn Ruth Arrigona.
- 5. Claim from Poser Investments, Inc. based on an Abstract Judgment recorded March 17, 2008 as Instrument No. 2008-0128315.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the State of California, Franchise Tax Board be awarded excess proceeds in the amount of \$17,001.40, Cheryl J. Rudolph, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona in the amount of \$49,875.85, Daniel R. Arrigona, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona in the amount of \$49,875.85, and Nancy L. Arrigona, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona in the amount of \$49,875.85, and Nancy L. Arrigona, heir to the Estates of Ralph C. Larsen and Marilyn R. Arrigona in the amount of \$49,875.84. The claim from Poser Investments, Inc. be denied since they were not a party of interest due to the expiration of their judgment prior to the tax sale.

With respect to the claims from Cheryl J. Rudolph, Daniel R. Arrigona, and Nancy L. Arrigona, heirs to the Estates of Ralph C. Larsen and Marilyn R. Arrigona, the State of California Franchise Tax Board also issued an Order to Withhold California Personal Income Tax in the amount of \$25,660.39, pursuant to Revenue and Taxation Code Section 18670 (a). By law, the County must retain that amount from the excess proceeds awarded on the claims originating with the heirs of Ralph C. Larsen and remit that amount to the Franchise Tax Board to satisfy delinguent tax debts owed by Mr. Larsen.

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

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.

Impact on Residents and Businesses

Excess proceeds will be released to a lienholder and heirs to the estate of the last assessees of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim FTB

ATTACHMENT B. Claim Cheryl

ATTACHMENT C. Claim Daniel

ATTACHMENT D. Claim Nancy

ATTACHMENT E. Claim Poser

ATTACHMENT F. OTW Larsen

Cesar Bernal 3/7/2024

Haron Gettis 2/15/2024

STATE OF CALIFORNIA FRANCHISE TAX BOARD COLLECTION ADVISORY TEAM, MS A-240 PO BOX 2952 SACRAMENTO CA 95812-2952

Notice Date: August 9, 2018

In Reply Refer To: 624:YD:LARSEN

CLAIM FOR EXCESS PROCEEDS

COUNTY OF RIVERSIDE JON CHRISTENSEN, TREASURER-TAX COLLECTOR ATTN EXCESS PROCEEDS PO BOX 12005 RIVERSIDE CA 92502-2205

Assessment No.	: 449161026-1 TC: 212 ITEM: 476
Situs Address	: 41138 MCDOWELL ST, HEMET, CA 92544
Assessee	: RALPH LARSEN
FTB ID	
Date Sold	: May 1, 2018

I, Brenda Sizer, am the Supervisor of the Collection Advisory Team of the State of California, Franchise Tax Board and am authorized to execute this claim on behalf of said Board.

The Franchise Tax Board hereby claims any or all of the excess proceeds resulting from the trustee sale or tax defaulted sale on May 1, 2018. Pursuant to Government Code Section 6103, State of California Franchise Tax Board is exempt from payment of any fee for processing this claim.

The claim is based on the fact that the Franchise Tax Board was a party in interest in the property at the time of sale and the following proof is submitted to establish rights to the excess proceeds:

A Certificate of Tax Due and Delinquency reflecting the current tax indebtedness of RALPH LARSEN, Account Number

A perfected and enforceable state tax lien arose upon all real property of RALPH LARSEN pursuant to Revenue and Taxation Code Section 19221.

The amount of the claim for the Franchise Tax Board is \$17,001.40 as of May 1, 2018.

I declare under penalty of perjury that the foregoing and attached supporting documents are true and correct.

If you have any questions regarding this claim, contact Yen Dao of this department at (916) 845-5922.

tlerson

Brenda Sizer, Supervisor Collection Advisory Team

STATE OF CALIFORNIA FRANCHISE TAX BOARD

CERTIFICATE OF TAX DUE AND DELINQUENCY

Filed Pursuant to Part 10 or 11, Division 2, Revenue and Taxation Code

State of California

1

County of Sacramento)

The Franchise Tax Board certifies:

The taxpayer, is delinquent in payment of tax, penalties, interest and costs imposed upon the provisions of the California Revenue and Taxation Code.

The name of the taxpayer, the last known address, and the amount of the delinquent tax, penalties, interest and costs owed by the taxpayer are as follows:

RALPH LARSEN 41138 MCDOWELL ST HEMET CA 92544

Tax Year	Tax	Penalties	Interest	Fees	Payments	Total
2003	\$6,046.00	\$3,023.00	\$7,819.40	\$113.00	\$0.00	\$17,001.40
Total Liened	\$6,046.00	\$3,023.00	\$7,819.40	\$113.00	\$0.00	\$17,001.40 *
Tax Year	Tax	Penalties	Interest	Fees	Payments	Total
2002	\$6,610.00	\$2,053.00	\$8,556.42	\$124.00	\$0.00	\$17,343.42
2002 2003	\$6,610.00 \$0.00	\$2,053.00 \$0.00	\$8,556.42 \$186.09	\$124.00 \$0.00		

Additional interest and penalties accrue until paid in full.

(*) Balances reflect the secured delinquent amount as of the date of this certificate that was subject to a filed or recorded Notice of State Tax Lien prior to the trustee sale or tax defaulted sale on May 1, 2018.

(**) Balances reflect the delinquent amount as of the date of this certificate that was not subject to a filed or recorded Notice of State Tax Lien prior to the trustee sale or tax defaulted sale on May 1, 2018.

The following Notice of State Tax Lien has been recorded or filed:

Certificate No. 07144888810 recorded in the office of the county recorder of Riverside County on June 11, 2007, for the tax year 2003, under Instrument No. 2007-0382089 and extended on April 11, 2017, under Certificate No. 17090367700 and Instrument No. 2017-0145152.

The taxpayer is indebted to the State of California in the above amount; no part of the indebtedness has been paid and the whole thereof is now due, owing and unpaid from the taxpayer to the State of California; the Franchise Tax Board has fully complied with all provisions of the Revenue and Taxation Code relating to the computation and levy of tax, penalties, and interest. IN WITNESS WHEREOF the Franchise Tax Board has caused this Certificate to be executed in its name and on its behalf and its seal to be affixed by the undersigned, thereunto duly authorized.

Date: August 9, 2018 (Seal)

FRANCHISE TAX BOARD of the State of California

N BY

Yen Dao, Specialist (916) 845-5922

FRANC Sacram And When Recor Special PO BO	OF CALIFORNIA CHISE TAX BOARD tento CA 95812-2952 ded Mail to Procedures Section			06/11/20(P Recorded Count La	2007-03820 7 08:00R Fee:NC age 1 of 1 In Official Record y of Riverside rry W. Ward ounty Clerk & Reco	erder M 036
		NOTICE	OF STATE T	AX LIEN) OBC
FILED WITH:	RIVERSIDE		CE		BER 071448888	10
be paid by said	The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows: Name of Taxpayer(s) : RALPH C LARSEN					
FTB Account N	lumber :					
Social Security				>		
Last Known Ad		DOWELL ST A 92544-635	SINF			
For Taxable Ye	oars : 2003					
TAX		TEREST	OLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
6,046.00	\$3,023.00 \$1,6	43.05 \$	101.00	\$0.00	\$0.00	\$10,813.05

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levving, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 05/30/07

\$

Collection Bureau Telephone Number: (916) 845-4350

Additional interest is accruing at the rate prescribed by law.

FRANCHISE TAX BOARD of the State of California

By:

Authorized facsimile signature.

Recording Requested by STATE OF CALIFORNIA FRANCHISE TAX BOARD Sacramento CA 95812-2952 And When Recorded Mail to Special Procedures Section PO Box 2952 Sector procedures CA 05810,0050	2017-0145152 04/11/2017 04:49 PM Fee: \$ 0.00 Page 1 of 1 Recorded in Official Records County of Riverside Peter Aldana Assessor-County Clerk-Recorder
Sacramento CA 95812-2952	1.34
-	
	Notice of State Tax Lien
Filed With: RIVERSIDE	Certificate Number : 17090367700 Extend Certificate Number : 07144888810
	Document No./ Book 2007-0382089 Page 66/11/07
The Franchise Tax Board of the State of parts 10 or 11 of Division 2 of the Revenue be paid by said taxpayer(s) as follows:	California hereby certifies that the following named taxpayer(s) is liable under ue and Taxation Code to the State of California for amount due and required to
Name of Taxpayer(s) : RALPH C LA	ARSEN

FTB Account Number

Social Security Number(s) :

Last Known Address

For Taxable Years

Total Lien Amount* :\$16,284.20

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, Tevying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

Dated: 03/31/17

Collection Bureau Telephone Number: (916) 845-4350

*Additional interest is accruing at the rate prescribed by law.

: 41138 MCDOWELL ST : HEMET CA 92544-635

2003

FRANCHISE TAX BOARD of the State of California

Authorized facsimile signature.



STATE OF CALIFORNIA FRANCHISE TAX BOARD COLLECTION ADVISORY TEAM, MS A-240 PO BOX 2952 SACRAMENTO CA 95812-2952

Notice Date: July 21, 2023

In Reply Refer To: 624:YD:LARSEN

CLAIM FOR EXCESS PROCEEDS

COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR ATTN: EXCESS PROCEEDS PO BOX 12005 RIVERSIDE CA 92502-2205

Assessment No.	: 449161026-1 TC: 212 ITEM: 476
Situs Address	: 41138 MCDOWELL ST, HEMET, CA 92544
Assessee	: RALPH LARSEN
FTB ID	:
Date Sold	: May 1, 2018

I, Yen Dao, am employed by the State of California, Franchise Tax Board (FTB) as a Specialist with the Collection Advisory Team. I submit this claim for excess proceeds under Civil Code Section 2924j on FTB's behalf in my official capacity as an FTB employee and not otherwise.

FTB hereby claims any or all of the excess proceeds resulting from the trustee's sale or tax defaulted sale on May 1, 2018.

The claim is based on the fact that FTB was a party in interest in the property at the time of sale and the following proof is submitted to establish rights to the excess proceeds:

A Certificate of Tax Due and Delinquency reflecting the current tax indebtedness of RALPH LARSEN, Account Number

A perfected and enforceable state tax lien arose upon all real property of RALPH LARSEN pursuant to Revenue and Taxation Code Section 19221.

The amount of the claim for the Franchise Tax Board is \$17,001.40 as of May 1, 2018.

I declare under penalty of perjury under the laws of the State of California that the foregoing and the attached supporting documents are true and correct.

If you have any questions regarding this claim, contact Yen Dao of this department at (916) 845-5922.

Yen Dao, Specialist Collection Advisory Team

STATE OF CALIFORNIA FRANCHISE TAX BOARD

CERTIFICATE OF TAX DUE AND DELINQUENCY

Filed Pursuant to Part 10 or 11, Division 2, Revenue and Taxation Code

State of California

County of Sacramento)

The Franchise Tax Board certifies:

)

The taxpayer, is delinquent in payment of tax, penalties, interest and costs imposed upon the provisions of the California Revenue and Taxation Code.

The name of the taxpayer, the last known address, and the amount of the delinquent tax, penalties, interest and costs owed by the taxpayer are as follows:

RALPH LARSEN 41138 MCDOWELL ST HEMET CA 92544

Tax Year	Tax	Penalties	Interest	Fees	Payments	Total
2003	\$6,046.00	\$3,023.00	\$7,819.40	\$113.00	\$0.00	\$17,001.40
Total Liened	\$6,046.00	\$3,023.00	\$7,819.40	\$113.00	\$0.00	\$17,001.40 *
Tax Year	Tax	Penalties	Interest	Fees	Payments	Total
2002	\$6,610.00	\$2,053.00	\$12,639.38	\$124.00	\$0.00	\$21,426.38
2002	Contractor inclusion	* • • •	A	\$ 0.00	#0.00	
2003	\$0.00	\$0.00	\$4,234.01	\$0.00	\$0.00	\$4,234.01

Additional interest and penalties accrue until paid in full.

(*) Balances reflect the secured delinquent amount as of the date of this certificate that was subject to a filed or recorded Notice of State Tax Lien prior to the trustee sale or tax defaulted sale on May 1, 2018.

(**) Balances reflect the delinquent amount as of the date of this certificate that was not subject to a filed or recorded Notice of State Tax Lien prior to the trustee sale or tax defaulted sale on May 1, 2018.

The following Notice of State Tax Lien has been recorded or filed:

Certificate No. 07144888810 recorded in the office of the county recorder of Riverside County on June 11, 2007, for the tax year 2003, under Instrument No. 2007-0382089 and extended on April 11, 2017, under Certificate No. 17090367700 and Instrument No. 2017-0145152.

The taxpayer is indebted to the State of California in the above amount; no part of the indebtedness has been paid and the whole thereof is now due, owing and unpaid from the taxpayer to the State of California; the Franchise Tax Board has fully complied with all provisions of the Revenue and Taxation Code relating to the computation and levy of tax, penalties, interest and costs.

IN WITNESS WHEREOF the Franchise Tax Board has caused this Certificate to be executed in its name and on its behalf and its seal to be affixed by the undersigned, thereunto duly authorized.

Date: July 21, 2023 (Seal)

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FRANCHISE TAX BOARD of the State of California

BY_____ Yen Dao, Specialist (916) 845-5922

CLAVM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 476 Assessment Number: 449161026-1

Assessee: LARSEN, RALPH C & ARRIGONA, MARILYN R

Situs: 41138 MCDOWELL ST HEMET 92544

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of $\frac{55,542,98}{55,542,98}$ 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. 1993-084374; recorded on $\frac{6310811943}{510811943}$. 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 10 day of MAY, 2019 at Montgo mery County, Texas County, State Chenge J. Rudsepe Signature of Claimant Signature of Claimant Cheryl J. Rudolph Print Name Print Name

Street Address

City, State, Zip

Phone Number

Email Address

2019 JUN -5 AM 11: 22

RIVERSIDE COUNTY

Email Address

Shepherd, Texas 77371 City, State, Zip

ILE, Post Oak Lane Street Address

936.714-2259

Phone Number

327177.1471.2

1.10 DEC 2 : 199% 84374 1 FILE COUNTYL 2 RALPH C. LARSEN DEC 2 8 1992 Attorney at Law 3 1611 S. Catalina, Suite 210 ARTHUR A. SIMS, CHUTH Redondo Beach, California 90277 4 (310) 540-3600 2 yn. Gualan, P' 5 In Pro Per 6 7 SUPERIOR COURT OF THE STATE OF CALIFORNIA 8 FOR THE COUNTY OF RIVERSIDE . . 9 In Re Estate of: CASE NO. 61495 10 WILLIAM M. LARSEN, aka ORDER FOR FINAL DISTRIBUTION . 11 WILLIAM MCKINLEY LARSEN, ON WAIVER OF ACCOUNT, WAIVER OF STATUTORY ATTORNEY'S FEES 12 Deceased. AND WAIVER OF EXECUTOR'S COMMISSIONS [Probate Code Section 910, 10954, 11005, 13 11640 and 11642] 14 15 16 LARSEN, also known as WILLIAM MCKINLEY LARSEN, deceased, having 17 filed his Petition for Final Distribution on Waiver of Account, 18 Wavier of Allowance of Statutory Attorney's Fees and Waiver of 19 Executor's Commissions on November 23, 1992, and said Petition 20 having been heard on December 28, 1992, at 9:30 a.m., in 21 Department 1, before the Honorable , the 22 Court finds: 23 1. Notice of Hearing of the Petition has been regularly 24 given as prescribed by law. A copy of the Petition for Final 25 Distribution on Waiver of Account, and Waiver for Allowance of 26 Statutory Attorney's Commissions and Wavier of Statutory 27 Executor's Commissions was given to all interested parties. 28 111 ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT

R

84374

All acts and transactions of the Executor of the 2. Estate of WILLIAM M. LARSEN, also known as WILLIAM MCKINLEY LARSEN, during the period of the account are truly shown and should be approved.

6 ,3. WILLIAM M. LARSEN died testate on December 28, 1990, in the County of Riverside, State of California, and was at the 8 time of his death a resident of the County of Riverside, State of California.

10 4: On April 15, 1991, RALPH C. LARSEN was appointed as 11 Executor of the Decedent's estate and qualified as such on 12 April 24, 1990.

13 5. Notice of death has been given as required by law, 14 the time for filing or presenting claims has expired, and the estate is now in a condition to be closed.

6. All claims filed and presented against the estate 17 have either been allowed by the Executor, approved and paid, or 18 rejected in writing and more than three months have lapsed 19 since service of the last notices of rejection was served. 20

7. No personal property taxes were due and payable by 21 this estate. 22

8 A Federal Estate Tax Return was not filed for this estate as there were insufficient assets to warrant the filing of same.

2/ All assets of the estate are Decedent's separate property.

10. Distribution should be ordered as specified below. 111

ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT



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	· · ·	04044
1		84374
. 3	IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT	
- 4	 The administration of the estate is brough 	t to a
5	close;	
6	2 The Executor of the Estate of WILLIAM M. L	
7	deceased, has in his possession assets totalling \$10	0,000.00,
8	all of which is real property, at its appraised value	e, more
9	fully described herein;	< ^)
10	3. The Petition and Report of the Executor is	settled
11	and allowed, and approved as filed;	
12	4. All acts and transactions of the Executor r	
13	the matters set forth in the Petition and Report are	confirmed
14	and approved;	
15	 That Statutory Attorney's Fees and Executor Commissions are waived; 	's
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17	source of bouch has been given as required i	
18	 That the Executor distribute all of the asse estate as follows: 	ets of the
19	A. TO RALPH C. LARSEN, Adult Son	
20	An undivided 50% interest in and to that	
21	certain parcel of real property commonly known as 41138 McDowell, Hemet, California,	
22	more particularly described as follows:	
23	Real property located in the County of Riverside, State of California, legally	
24	described as Lot 10, Tract 2841, per map book 55, pages 16 and 17 of Maps, Riverside	
25	county.	
26	Assessor's Parcel No. 449-161-026	\$50,000
27	B. , TO MARILYN R. ARRIGONA, Adult Daughter	
28	An undivided 50% interest in and to that certain parcel of real property commonly	
	ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT	
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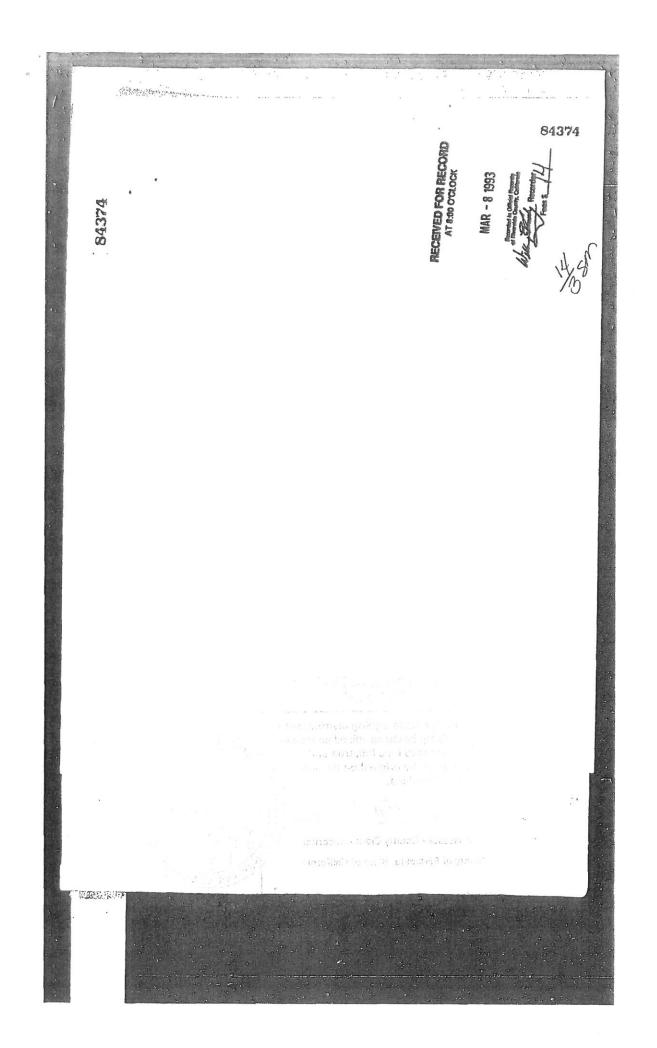
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15 A.S.

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· · · · · · 1 84374 2 known as 41138 McDowell, Hemet, California, more particularly described as follows: 3 Real property located in the County of 4 Riverside, State of California, legally described as Lot 10, Tract 2841, per map 5 book 55, pages 16 and 17 of Maps, Riverside County. 6 Assessor's Parcel No. 449-161-026 7 \$50,000 Any other property of the estate not now known or 8. 8 hereinafter discovered that may belong to the estate or in 9 which the Decedent or the estate may have any interest shall be 10 distributed to equally to RALPH C. LARSEN and MARILYN R. 11 ARRIGONA. " 12 13 Judge of the Superior Court 25192 DATED: 14 15 16 17 This must be in red to be a "CERTIFIED COPY" 1.11 18 Each document to which this certificate is attached is cavitiled to be a full, frue and correst copy of the original on file and of record in my office. 19 20 OF RI 21 22 ARTINUR A. SUMS, CLEDK PLordida Superior Court, Coonty of Inversida, State of California 23 CALIFORNI SAN 1 1 1993 24 Dated: Certification must be in red to be a "CERTIFIED COPY" 25 26 27 28 ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT 4 13/11



	CERTIFICATE OF DEATH 3200933000583
MTS PERSONAL DAT	
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Controller Betty T. Yee California State Controller's Office Unclaimed Property Division

Declaration Under Probate Code Section 13101

The undersigned, each for himself or herself and not for the others, declare:

1.	That Ralph C. Larsen	Name of Decedent1 here	inafter "Decedent," died in th	
	City of Riverside	, County of Riverside	inalter Decedent, died in th	e
	State of CA	on January 16, ,	. 20 09	. 9

- 2. At least 40 days have elapsed since the death of Decedent, as shown in a certified copy of the Decedent's death certificate attached to this declaration.
- 3. Check one of the following appropriate boxes.



No proceeding is now being or has been conducted in California for administration of the Decedent's estate.

The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

- 4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollars (\$150,000).
- 5. The unclaimed property identification (PID) number(s) of the Decedent which is/are to be paid, transferred or delivered by the California State Controller's Office to the declarant pursuant to this declaration is identified below. Attach a list of the PIDs if extra space is required. <u>Item 476</u>, Assessment #449161026-1, Situs 41138 McDowell St, Hemet CA, Riverside County - excess proce
- 6. Check one of the following appropriate boxes, and, if applicable, fill in the blank.



The declarant(s) is/are the successor(s) of the Decedent (as defined in Section 13006 of the California Probate Code) to the Decedent's interest in the described property.

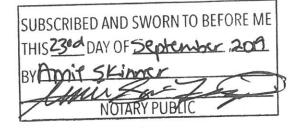
The declarant(s) is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the Decedent (as defined in Section 13006 of the California Probate Code) with respect to the Decedent's interest in the described property.

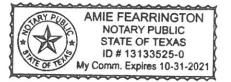
The name of the successor of the Decedent is:

- 7. No other person has a superior right to the interest of the Decedent in the described property.
- 8. The declarants request that the described property be paid, delivered, or transferred to the declarants.
- 9. I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this form and any accompanying documents are true and correct, with full knowledge that all statements are subject to investigation and that any false or dishonest statement may be grounds for denial of the claim submitted.

	Nancy Arrigona	
Signature	Name [Print or Type]	Date:
Cheef J. Redoge Signature	Cheryl J. Rudolph	
Signature	Name [Print or Type]	Date:
	Daniel R. Arrigona	
Signature	Name [Print or Type]	Date:

For a tutorial on completing this form, visit https://sco.ca.gov/upd_form_claim.html





CASS MUDICO SHUDIER

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF STATE HEALTH SERVICES

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Declaration Under Probate Code Section 13101

The undersigned, each for himself or herself and not for the others, declare:

- 1. That <u>Marilyn k. Arrigona</u> [Name of Decedent], hereinafter "Decedent," died in the City of <u>Austin</u>, County of <u>TRAVIS</u> State of <u>TEXAS</u> on <u>March 1</u>, 2018.
- 2. At least 40 days have elapsed since the death of Decedent, as shown in a certified copy of the Decedent's death certificate attached to this declaration.
- 3. Check one of the following appropriate boxes.



No proceeding is now being or has been conducted in California for administration of the Decedent's estate.

The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

- 4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollars (\$150,000).
- 5. The unclaimed property identification (PID) number(s) of the Decedent which is/are to be paid, transferred or delivered by the California State Controller's Office to the declarant pursuant to this declaration is identified below. Attach a list of the PIDs if extra space is required. Item 476, Assessment # 449 161026-1, Situs 41138 Mc Dowell St, Hemet CA, Riverside County wuss proceeds
- 6. Check one of the following appropriate boxes, and, if applicable, fill in the blank.



The declarant(s) is/are the successor(s) of the Decedent (as defined in Section 13006 of the California Probate Code) to the Decedent's interest in the described property.

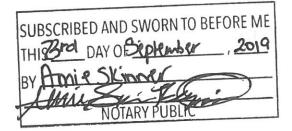
The declarant(s) is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the Decedent (as defined in Section 13006 of the California Probate Code) with respect to the Decedent's interest in the described property.

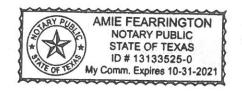
The name of the successor of the Decedent is: _

- 7. No other person has a superior right to the interest of the Decedent in the described property.
- 8. The declarants request that the described property be paid, delivered, or transferred to the declarants.
- 9. I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this form and any accompanying documents are true and correct, with full knowledge that all statements are subject to investigation and that any false or dishonest statement may be grounds for denial of the claim submitted.

Name [Print or Type] Arrigona Date: Chery J. J. Rudolph Name [Print or Type] Signature Date: Daniel 12 Arrigona. Name [Print or Typ Date:

For a tutorial on completing this form, visit https://sco.ca.gov/upd_form_claim.html





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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 476 Assessment Number: 449161026-1

Assessee: LARSEN, RALPH C & ARRIGONA, MARILYN R

Situs: 41138 MCDOWELL ST HEMET 92544

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of $\frac{55,542,96}{542,96}$ 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. 1993-084379; recorded on 03/08/1993. 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 , 2019 at TRAVIS Coun day of County, State Signature of Claimant Signature of Daniel Print Name 9202 Street Address Knol 105 Street Address HUSTIN City, State, Zip City, State, Zip 512-911-Phone Number Phone Number arrigonala m, fm Email Address

2019 JUN -5 AM 11: 22

RIVERSIDE COUNTY

DEC 2 : 199% 1 FIL COUNTYL 2 RALPH C. LARSEN Attorney at Law 1611 S. Catalina, Suite 210 Redondo Beach, California 90277 (310) 540-3600 DEC 28 1992 3 ARTHUR A. SIMS, Clerk 4 2 m. Gualan P' 5 In Pro Per 6 7 SUPERIOR COURT OF THE STATE OF CALIFORNIA 8 FOR THE COUNTY OF RIVERSIDE 9 In Re Estate of: CASE NO. 61495 10 WILLIAM M. LARSEN, aka WILLIAM MCKINLEY LARSEN, ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT, WAIVER OF STATUTORY ATTORNEY'S FEES . 11 12 Deceased, AND WAIVER OF EXECUTOR'S COMMISSIONS [Probate Code Section 910, 10954, 11005, 13 14 11640 and 11642] 15 16 LARSEN, also known as WILLIAM MCKINLEY LARSEN, deceased, having 17 filed his Petition for Final Distribution on Waiver of Account, 18 Wavier of Allowance of Statutory Attorney's Fees and Waiver of 19 Executor's Commissions on November 23, 1992, and said Petition 20 having been heard on December 28, 1992, at 9:30 a.m., in 21 Department 1, before the Honorable Million H. Sullivan , the 22 Court finds: 23 Y. Notice of Hearing of the Petition has been regularly 24 given as prescribed by law. A copy of the Petition for Final 25 Distribution on Waiver of Account, and Waiver for Allowance of 26 Statutory Attorney's Commissions and Wavier of Statutory 27 Executor's Commissions was given to all interested parties. 28 111 ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT

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2. All acts and transactions of the Executor of the Estate of WILLIAM M. LARSEN, also known as WILLIAM McKINLEY LARSEN, during the period of the account are truly shown and should be approved.

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3. WILLIAM M. LARSEN died testate on December 28, 1990, 7 in the County of Riverside, State of California, and was at the 8 time of his death a resident of the County of Riverside, State 9 of California.

10 4. On April 15, 1991, RALPH C. LARSEN was appointed as 11 Executor of the Decedent's estate and qualified as such on 12 April 24, 1990. 13

5... Notice of death has been given as required by law, 14 the time for filing or presenting claims has expired, and the 15 estate is now in a condition to be closed.

6. All claims filed and presented against the estate 17 have either been allowed by the Executor, approved and paid, or 18 rejected in writing and more than three months have lapsed 19 since service of the last notices of rejection was served. 20

7 No personal property taxes were due and payable by 21 this estate. 22

8 A Federal Estate Tax Return was not filed for this estate as there were insufficient assets to warrant the filing of same.

2." All assets of the estate are Decedent's separate property.

10. Distribution should be ordered as specified below. 111

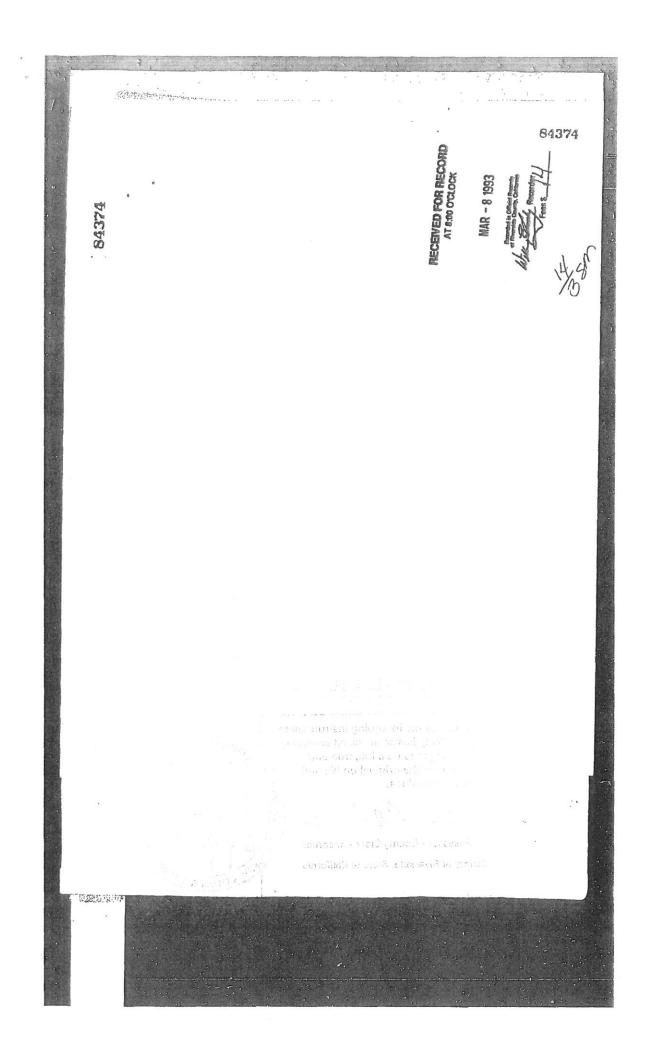
ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT

84374 1 2 IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT: 3 1. The administration of the estate is brought to a 4 close; 5 The Executor of the Estate of WILLIAM M. LARSEN, 2. 6 deceased, has in his possession assets totalling \$100,000.00, 7 all of which is real property, at its appraised value, more 8 fully described herein; 9 The Petition and Report of the Executor is settled 3. 10 and allowed, and approved as filed; 11 4. All acts and transactions of the Executor relating to 12 the matters set forth in the Petition and Report are confirmed 13 and approved; 14 That Statutory Attorney's Fees and Executor's 5. 15 Commissions are waived; 16 Notice of Death has been given as required by law; 6. 17 7. That the Executor distribute all of the assets of the 18 estate as follows: 19 A. TO RALPH C. LARSEN, Adult Son 20 An undivided 50% interest in and to that certain parcel of real property commonly known as 41138 McDowell, Hemet, California, 21 more particularly described as follows: 22 Real property located in the County of Riverside, State of California, legally described as Lot 10, Tract 2841, per map book 55, pages 16 and 17 of Maps, Riverside 23 24 County. 25 Assessor's Parcel No. 449-161-026 26 \$50,000 B. ,TO MARILYN R. ARRIGONA, Adult Daughter 27 An undivided 50% interest in and to that 28 certain parcel of real property commonly ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT 3

TATK THY SALLAND A

1 84374 2 known as 41138 McDowell, Hemet, California, more particularly described as follows: 3 Real property located in the County of Riverside, State of California, legally described as Lot 10, Tract 2841, per map book 55, pages 16 and 17 of Maps, Riverside 4 5 County. 6 Assessor's Parcel No. 449-161-026 7 \$50,000 Any other property of the estate not now known or 8. 8 hereinafter discovered that may belong to the estate or in 9 which the Decedent or the estate may have any interest shall be 10 distributed to equally to RALPH C. LARSEN and MARILYN R. 11 ARRIGONA. 12 13 12/25/92 Judge of the Superior Court DATED: ___ 14 15 16 17 This must be in red to be a "CERTIFIED COPY" 18 Each document to which this ortificate is attached is ca-tified to be a full, true and correst copy of the original on file and of record in my office. 19 OF RIV 20 20 21 22 ARTHUR A. SUMS. CUEPK Priorsida Superior Court, Contro of Inversida, State of California 23 CALIFORNI SAN 1 1 1993 24 Dated: Certification must be in red to be a "CERTIFIED COPY" 25 26 27 28 ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT 4

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Controller Betty T. Yee California State Controller's Office Unclaimed Property Division

Declaration Under Probate Code Section 13101

The undersigned, each for himself or herself and not for the others, declare:

1.	That Ralph C. Larsen	[Name of Decedent], hereinafter "Decedent," died i				
	City of Riverside	County of Riverside				
	State of CA	on January 16, ,	, 20 18			

- 2. At least 40 days have elapsed since the death of Decedent, as shown in a certified copy of the Decedent's death certificate attached to this declaration.
- 3. Check one of the following appropriate boxes.



No proceeding is now being or has been conducted in California for administration of the Decedent's estate.

The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

- 4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollars (\$150,000).
- 5. The unclaimed property identification (PID) number(s) of the Decedent which is/are to be paid, transferred or delivered by the California State Controller's Office to the declarant pursuant to this declaration is identified below. Attach a list of the PIDs if extra space is required. Item 476, Assessment #449161026-1, Situs 41138 McDowell St, Hemet CA, Riverside County excess proce
- 6. Check one of the following appropriate boxes, and, if applicable, fill in the blank.



The declarant(s) is/are the successor(s) of the Decedent (as defined in Section 13006 of the California Probate Code) to the Decedent's interest in the described property.



The declarant(s) is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the Decedent (as defined in Section 13006 of the California Probate Code) with respect to the Decedent's interest in the described property.

The name of the successor of the Decedent is: _

- 7. No other person has a superior right to the interest of the Decedent in the described property.
- 8. The declarants request that the described property be paid, delivered, or transferred to the declarants.
- 9. I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this form and any accompanying documents are true and correct, with full knowledge that all statements are subject to investigation and that any false or dishonest statement may be grounds for denial of the claim submitted.

	Nancy Arrigona	
Signature	Name [Print or Type]	Date:
	Cheryl J. Rudolph	
Signature	Name [Print or Type]	Date:
	Daniel R. Arrigona	
Signature	For a tutorial on completing this form, visit https://sco.ca.	Date: 09/27/
	For a tutorial on completing this form, visit https://sco.ca	gov/und form claim html

STATE OF TEXAS COUNTY OF TRAVIS

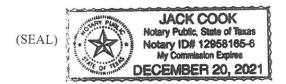
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Before me, \underline{Jack} Cock, a notary public for the State of Texas, on this day personally appeared \underline{Daaiet} Arrigona known to me through \underline{Tr} \underline{DL} $\underline{O64723147}$ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that <u>he</u> executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of Septenber, 2019.

Signature of Notary Public



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CERTIFICATION OF VITAL RECORD

DEPARTMENT OF STATE HEALTH SERVICES

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4TAL STATIST

DEPART

TARA DAS STATE REGISTRAR

OF STATE HEALT

ISSUED MAR 13 2018

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WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND STATE REGISTRAR



Declaration Under Probate Code Section 13101

The undersigned, each for himself or herself and not for the others, declare:

- 1. That <u>Marilyn K. Arrigona</u> [Name of Decedent], hereinafter "Decedent," died in the City of <u>Austin</u>, County of <u>TRAVIS</u> State of <u>TEXAS</u> on <u>March 1</u>, 2018
- 2. At least 40 days have elapsed since the death of Decedent, as shown in a certified copy of the Decedent's death certificate attached to this declaration.
- 3. Check one of the following appropriate boxes.



No proceeding is now being or has been conducted in California for administration of the Decedent's estate.

The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

- 4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollars (\$150,000).
- 5. The unclaimed property identification (PID) number(s) of the Decedent which is/are to be paid, transferred or delivered by the California State Controller's Office to the declarant pursuant to this declaration is identified below. Attach a list of the PIDs if extra space is required. Item 476, Assessment # 449161026-1, Situs 41138 Mc Dowell St, Hemer CA, Riverside County 4445 poeceds
- 6. Check one of the following appropriate boxes, and, if applicable, fill in the blank.



The declarant(s) is/are the successor(s) of the Decedent (as defined in Section 13006 of the California Probate Code) to the Decedent's interest in the described property.

The declarant(s) is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the Decedent (as defined in Section 13006 of the California Probate Code) with respect to the Decedent's interest in the described property.

The name of the successor of the Decedent is:

- 7. No other person has a superior right to the interest of the Decedent in the described property.
- 8. The declarants request that the described property be paid, delivered, or transferred to the declarants.
- 9. I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this form and any accompanying documents are true and correct, with full knowledge that all statements are subject to investigation and that any false or dishonest statement may be grounds for denial of the claim submitted.

Name [Print or Type] Signature Date: Chery J. J. Rudolph Name [Print or Type] Signature Date: Daniel 12 Arrigona. Name [Print or Type. Date:

For a tutorial on completing this form, visit https://sco.ca.gov/upd_form_claim.html

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 476 Assessment Number: 449161026-1

Assessee: LARSEN, RALPH C & ARRIGONA, MARILYN R

Situs: 41138 MCDOWELL ST HEMET 92544

Date Sold: May 1, 2018

627177.1471.2

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of $\frac{55,542.98}{1000}$ 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. 1993-084374; recorded on $\frac{23/28}{1993}$. 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 pro have to sign the claim unless the claimant submits pro claimant may only receive his or her respective portion o I/We affirm under penalty of perjury that the foregoing is	
Executed this <u>14</u> day of <u>May</u> , 2	019 at TRAVISCO ROYDS County, State
Signature of Claimant	Signature of Claimant MANDY COLLEEN SAVAGE Signature of Claimant Expires August 30, 2020
Print Name	Print Name
Street Address	Street Address
Austin, TX 78731 City, State, Zip	City, State, Zip
512 - 831 - 8882 Phone Number	Phone Number
Marrianna @ amail. com Email Address	Email Address

RECEIVED 2019 JUN -5 AM 11: 22 RIVERSIDE COUNT V

1.00 DEC 2 : 1997 84374 FRIVERSIDE COUNTYL 1 2 RALPH C. LARSEN DEC 28 1992 Attorney at Law 3 1611 S. Catalina, Suite 210 ARTHUR A. SIMS, Clerk Redondo Beach, California 90277 4 (310) 540-3600 "m. Gualan, P' 5 In Pro Per 6 7 SUPERIOR COURT OF THE STATE OF CALIFORNIA 8 FOR THE COUNTY OF RIVERSIDE 9 In Re Estate of: CASE NO. 61495 10 WILLIAM M. LARSEN, aka ORDER FOR FINAL DISTRIBUTION . 11 WILLIAM MCKINLEY LARSEN, ON WAIVER OF ACCOUNT, WAIVER OF STATUTORY ATTORNEY'S FEES 12 Deceased AND WAIVER OF EXECUTOR'S COMMISSIONS [Probate Code 13 Section 910, 10954, 11005, 11640 and 11642] 14 15 FRALPH C. LARSEN, as Executor of the Estate of WILLIAM M. 16 LARSEN, also known as WILLIAM MCKINLEY LARSEN, deceased, having 17 filed his Petition for Final Distribution on Waiver of Account, 18 Wavier of Allowance of Statutory Attorney's Fees and Waiver of 19 Executor's Commissions on November 23, 1992, and said Petition 20 having been heard on December 28, 1992, at 9:30 a.m., in 21 , the 22 Court finds: 23 Y. Notice of Hearing of the Petition has been regularly 24 given as prescribed by law. A copy of the Petition for Final 25 Distribution on Waiver of Account, and Waiver for Allowance of 26 Statutory Attorney's Commissions and Wavier of Statutory 27 Executor's Commissions was given to all interested parties. 28 111 ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT P 1

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2. All acts and transactions of the Executor of the Estate of WILLIAM M. LARSEN, also known as WILLIAM MCKINLEY LARSEN, during the period of the account are truly shown and should be approved.

6 3. WILLIAM M. LARSEN died testate on December 28, 1990, 7 in the County of Riverside, State of California, and was at the time of his death a resident of the County of Riverside, State of California.

10 4: On April 15, 1991, RALPH C. LARSEN was appointed as 11 Executor of the Decedent's estate and qualified as such on 12 April 24, 1990.

13 5_{z} . Notice of death has been given as required by law, 14 the time for filing or presenting claims has expired, and the 15 estate is now in a condition to be closed.

16 6. All claims filed and presented against the estate 17 have either been allowed by the Executor, approved and paid, or 18 rejected in writing and more than three months have lapsed 19 since service of the last notices of rejection was served. 20

7. No personal property taxes were due and payable by this estate.

8 A Federal Estate Tax Return was not filed for this estate as there were insufficient assets to warrant the filing of same.

9~ All assets of the estate are Decedent's separate property.

10. Distribution should be ordered as specified below. 111

ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT



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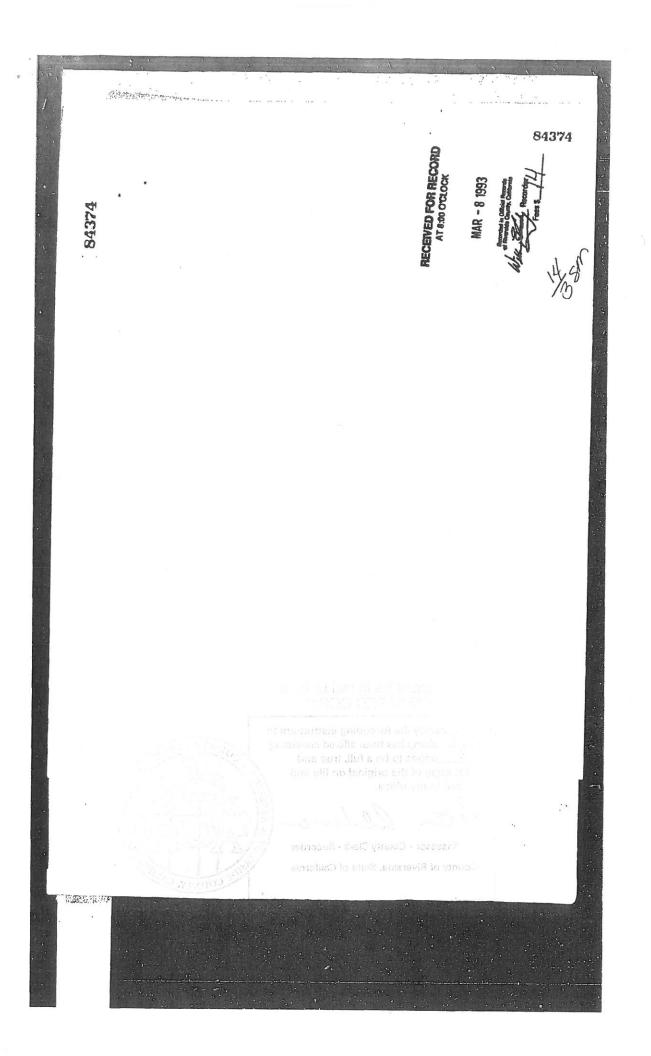
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	2. A state of the state of t
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2	IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:
3	1. The administration of the estate is brought to a
*	close;
5	2 The Executor of the Estate of WILLIAM M. LARSEN,
7	deceased, has in his possession assets totalling \$100,000.00,
8	all of which is real property, at its appraised value, more
9	fully described herein;
10	3. The Petition and Report of the Executor is settled
. 11	and allowed, and approved as filed;
12	4. All acts and transactions of the Executor relating to
13	the matters set forth in the Petition and Report are confirmed and approved;
14	5. That Statutory Attorney's Fees and Executor's
15	Commissions are waived;
16	 Notice of Death has been given as required by law;
17	 That the Executor distribute all of the assets of the
18	estate as follows:
19	A. TO RALPH C. LARSEN, Adult Son
20	An undivided 50% interest in and to that
21 22	certain parcel of real property commonly known as 41138 McDowell, Hemet, California, more particularly described as follows:
23 24 25	Real property located in the County of Riverside, State of California, legally described as Lot 10, Tract 2841, per map book 55, pages 16 and 17 of Maps, Riverside County.
26	Assessor's Parcel No. 449-161-026 \$50,000
27	B. , To MARILYN R. ARRIGONA, Adult Daughter
28	An undivided 50% interest in and to that certain parcel of real property commonly
	ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT
the second second	

5 6 5 1 L 1 84374 2 known as 41138 McDowell, Hemet, California, more particularly described as follows: 3 Real property located in the County of Riverside, State of California, legally described as Lot 10, Tract 2841, per map book 55, pages 16 and 17 of Maps, Riverside 4 5 County. 6 Assessor's Parcel No. 449-161-026 7 \$50,000 Any other property of the estate not now known or 8. 8 hereinafter discovered that may belong to the estate or in 9 which the Decedent or the estate may have any interest shall be 10 distributed to equally to RALPH C. LARSEN and MARILYN R. . 11 ARRIGONA. 12 13 12/25/92 DATED: _ Judge of the Superior Court 14 15 16 17 This must be in red to be a "CERTIFIED COPY" 1.27 18 Each document to which this certificate is attached is ca-tified to be a full, frue and correst copy of the original on file and of record in my office. 19 20 OF RI 21 22 ARTHUR A. SIMS, CLEPK IV. orsida Superior Court, Courty of Inversida, State of California 23 CALIFORN 24 JAN 1 1 1993 Dated: Certification must be in red to be a "CERTIFIED COPY" 25 26 27 28 ORDER FOR FINAL DISTRIBUTION ON WAIVER OF ACCOUNT 4 13/214



CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

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	35. NAME OF MOTHER - FIRST		M. 36 MIDOLE	/1 /		ARSEN			NE	
+	RUTH 39 DISPOSITION DATE mm/dd/ccy			NATIO	NAL CEN	RUNTY			IA	
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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE?



Declaration Under Probate Code Section 13101

The undersigned, each for himself or herself and not for the others, declare:

1.	That <u>Ralph C. Larsen</u> City of <u>Riverside</u>	_ [Name of Decedent], hereinafter "Decedent," died in the _, County ofK\VevSide_
	State of	on January 16, 2009.

- 2. At least 40 days have elapsed since the death of Decedent, as shown in a certified copy of the Decedent's death certificate attached to this declaration.
- 3. Check one of the following appropriate boxes.

No proceeding is now being or has been conducted in California for administration of the Decedent's estate.



0

The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

- 4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollars (\$150,000).
- 5. The unclaimed property identification (PID) number(s) of the Decedent which is/are to be paid, transferred or delivered by the California State Controller's Office to the declarant pursuant to this declaration is identified below. Attach a list of the PIDs if extra space is required. <u>Here 476</u>, Assessment #449161026-1, Situs 41138 McDowell St, Hernet CA, Riverside County, excess proceeds
- 6. Check one of the following appropriate boxes, and, if applicable, fill in the blank.



The declarant(s) is/are the successor(s) of the Decedent (as defined in Section 13006 of the California Probate Code) to the Decedent's interest in the described property.

The declarant(s) is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the Decedent (as defined in Section 13006 of the California Probate Code) with respect to the Decedent's interest in the described property.

The name of the successor of the Decedent is: _

- 7. No other person has a superior right to the interest of the Decedent in the described property.
- 8. The declarants request that the described property be paid, delivered, or transferred to the declarants.
- 9. I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this form and any accompanying documents are true and correct, with full knowledge that all statements are subject to investigation and that any false or dishonest statement may be grounds for denial of the claim submitted.

Name [Print or Type MANDY COLLEEN SAVAGE me [Print or Th My Notary ID # 12087993 Da Expires August 30, 2020 Signature Name [Print or Type] Date:

For a tutorial on completing this form, visit https://sco.ca.gov/upd_form_claim.html

KARAGO BARA COLON AN K CERTIFICATION OF VITAL RECORD

DEPARTMENT OF STATE HEALTH SERVICES

	1. LEGAL NAME OF DEC		1.	's, if any) (First,	Middle, Las	ATE OF D		S	TATE FIL (Maiden)		ER 14	2-18-039
	MARILYN RUTH A 3. SEX	A DATE C	NA	(mm-dd-yyyy)	5. AGE-L	ast Birthday	DETRUM	LARS			(mm-dd-yyyy)	ARCH 1 2010
	FEMALE 7. SOCIAL SECURITY N	DEC	EMBER 2	23, 1932	1000	ast Birthday 85	Mo	Days	Hours	Min		City & State or Foreign C
	5						TH Married 🖸 Ur	arried	9. SURVIVING	SPOUSE'S N	INGLEWOC AME (If wife, give	D, CA e name prior to first marriag
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N	ANCY ARRIGONA	- DAUG	HTER			C. Ros 83	a second second		San Star	· · ·	ate,Zip Code)	131
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	Certifying physician-To the bi Medical Examiner/Justice of I SIGNATURE OF CERTIF	est of my kni the Peace - i	owledge, deat On the basis o	th occurred due to of examination, ar	the cause(s) id/or investig	ition, in my opinio	n, death occurred at	the time date	and place and t			
	SNATURE	L, BY E	LECTRO	DNIC	100	Se 28. 19	ATE CERTIFIED	(mm-dd-yy)	(y) 29. LICEN	SE NUMBER	30. TIME OF	ed. DEATH(Actual or presume
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H				. /	-QUIVE		LURE r as a consequence	e of):	la de la compañía de Compañía de la compañía	5		YEARS
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RT USI	ANNER OF DEATH Natural	37. D	D TOBACC O DEATH?	O USE CONTR		IF FEMALE:	and a second	here	and the second	139.	E TRANSPORT	
MA	Accident Suicide		Yes			Pregnant at ti	within past year me of death		12	SPE	Driver/Operato	
MA NA	fornicide Pending Investigation		Probably		E	Not pregnant, Not pregnant,	but pregnant with but pregnant 43 d	lavs to one	of death year before door		Passenger Pedestrian	
MA A A B A B A B A B A B A B A B A B A B	onding investigation	(VVV) 1405	Unknown TIME OF IN	JURY 40c IN	- C 14	Unknown if pr	egnant within the	past year	1. 1. 1. 1.	14	Other (Specify)	
MA NA NA NA NA	Could not be determined ATE OF INJURY(mm-dd-)				Yes II	No PL	ACE OF INJURY	(e.g. Deced	dent's home, con	struction site, r	estaurant, wood	ed area)
MA N A S H C C	Could not be determined ATE OF INJURY(mm-dd-)		1. 100					1		401. COUN	ITY OF INJURY	<u>an paran</u>
MA N A Si Pi C C	ould not be determined		State Zip Soc	de)					× 1	1		
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MAA A N A Si A DA DA LO DES	Could not be determined ATE OF INJURY(mm-dd-)	nber, City,S CCURRED 42b		EIVED BY LOC.	AL REGISTI		EGISTRAR				Uri Vri	,

ISSUED MAR 13 2018

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WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND

JLF

LITAL STATIST

EPARTA

OF STATE HEAL



Declaration Under Probate Code Section 13101

The undersigned, each for himself or herself and not for the others, declare:

- 1. That <u>Marilyn K. Arrigona</u> [Name of Decedent], hereinafter "Decedent," died in the City of <u>Austin</u>, County of <u>TRAVIS</u> State of <u>TEXAS</u> on <u>March 1</u>, 2018.
- 2. At least 40 days have elapsed since the death of Decedent, as shown in a certified copy of the Decedent's death certificate attached to this declaration.
- 3. Check one of the following appropriate boxes.



No proceeding is now being or has been conducted in California for administration of the Decedent's estate.

The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

- 4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollars (\$150,000).
- 5. The unclaimed property identification (PID) number(s) of the Decedent which is/are to be paid, transferred or delivered by the California State Controller's Office to the declarant pursuant to this declaration is identified below. Attach a list of the PIDs if extra space is required. Item 476, Assessment # 449161026-1, Situs 41138 Mc Dowell St, Hernet CA, Riverside County 4445 proceeds
- 6.

Check one of the following appropriate boxes, and, if applicable, fill in the blank.



The declarant(s) is/are the successor(s) of the Decedent (as defined in Section 13006 of the California Probate Code) to the Decedent's interest in the described property.

The declarant(s) is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the Decedent (as defined in Section 13006 of the California Probate Code) with respect to the Decedent's interest in the described property.

The name of the successor of the Decedent is: _

- 7. No other person has a superior right to the interest of the Decedent in the described property.
- 8. The declarants request that the described property be paid, delivered, or transferred to the declarants.
- 9. I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this form and any accompanying documents are true and correct, with full knowledge that all statements are subject to investigation and that any false or dishonest statement may be grounds for denial of the claim submitted.

Name [Print or Type] Signature Date: Chery 1 J. Rudolph Name [Print or Type] Signature Date: Daniel 12 Arrigona. Name [Print or Type] Signatur Date:

For a tutorial on completing this form, visit https://sco.ca.gov/upd_form_claim.html

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 476 Assessment No.: 449161026-1

Assessee: LARSEN, RALPH C & ARRIGONA, MARILYN R

Situs: 41138 MCDOWELL ST HEMET 92544

Date Sold: May 1, 2018

1 . . . 30

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$126750.97 from the sale of the above mentioned real property. I/We were the KX 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. 20050706155 recorded on 8-26-2005. 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.

Amended Abstract of Judgment recorded in Riverside County

document 2008-0128315 on 3-17-2008.

See attached declaratoon.

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 <u>14</u> day of <u>August</u>	2018 at Los Angeles, California
puter flore	County, State
Signature of Claimant	Signature of Claimant
Richard Share	
Legal Affairs Consultant	
Print Name	Print Name
55 W. Sierra Nadre Blvd. #202	
Street Address	Street Address
Sierra Madre, CA 91024	
City, State, Zip	City, State, Zip
626-355-7100	ланан <u>-</u> р
Phone Number	Phone Number

2010 AUG 20 PM 2: 17

RIVERSIDE COUNTY TREAS-TAX COLLECT

SCO 8-21 (1-99)

RECORDING REQUESTED BY Poser Investments, Inc. Attention: Don Orsbern 150 N. Santa Anita Ave., #530 Arcadia, CA 91006 Telephone: (800) 333-1527 x 110	DOC # 2008-0128315 03/17/2008 08:00A Fee:18.00 Page 1 of 3 Recorded in Official Records County of Riverside Larry W. Ward Assessor, County Clerk & Recorder						8.00 •ds				
WHEN RECORDED MAIL TO NAME Poser Investments, Inc.											
inter rober investments, inc.	S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY	1
MAILING 150 N. Santa Anita Ave ADDRESS Suite 530				3							B A
ADDRESS Suite 530	М	(A)	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM	
CITY, STATE Arcadia, CA 91006 ZIP CODE		NO	FICE S	ENT		T:		CTY	UNI	055	055
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TITLE(S)

ABSTRACT OF JUDGMENT

Poser Investments, Inc. v. Ralph C. Larsen, etc. Superior Court of California, County of Los Angeles Southwest District, Torrance Courthouse, Case No. 95C00523



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1-6	EJ-001	-	Search Search
ATTORNEY OR PARTY WITHOUT ATT telephone number): Recording requested by and return to:	ORNEY (Name, address, State Bar number, and		
Richard Hudson Sh			
RICHARD HUDSON SH 150 N. Santa Anit	ARE & ASSOCIATES a Ave., Suite 530		
Arcadia, CA 91006			
(800) 771-0104			
X ATTORNEY JUDGM			
	OUNTY OF LOS ANGELES		
STREET ADDRESS: 825 Mag MAILING ADDRESS: 825 Mag			FOR RECORDER'S USE ONLY
CITY AND ZIP CODE: Torrand	ce, CA 90503		
BRANCH NAME: SOUTHWE		CE COURTHOUSE	
PLAINTIFF: SOUTH I			CASE NUMBER:
DEFENDANT: RALPH (95C00523
ABSTRAC	T OF JUDGMENT—CIVIL SMALL CLAIMS	Amended	FOR COURT USE ONLY
1. The judgment credi	tor x assignee of record		
	udgment and represents the follow	wing:	
a. Judgment debtor's	ind last known address		
RALPH C. LARSI	EN		
41138 McDowell			
Hemet, CA 9254	14	1	
b. Driver's license No. and	ctoto:		
c. Social security No.:	State.	Unknown	
	ntry of sister-state judgment was		
mailed to (name and ad	dress): RALPH C. LARSEN		
Ś	1638 E. 17th Str Santa Ana, CA 92	eet, Suite G	
2. Information on addition			additional judgment
9 debtors is shown on j	bage 2.	creditors is sho	wn on page 2.
3. Judgment creditor (name a			ct recorded in this county:
Ave., Suite 530, A	Inc.; 150 N. Santa An		ust 26, 2005 10:2005-0706155
Date: January 30, 20		o. Instrument i	02003-0708155
Richard Hudson Sha		11	A. Con
(TYPE O	R PRINT NAME)	/ Cusic	GNATURE OF APPLICANT OR ATTORNEY)
 Total amount of judgment a \$ 60, 117.76 	is entered or last renewed:	10. An is endors	execution lien attachment lien attachment lien
7. All judgment creditors and o	debtors are listed on this abstract	a. Amou	int: \$
8. a. Judgment entered on (d		b. In fav	or of (name and address):
b. Renewal entered on (da			
9 This judgment is an in	stallment judgment.	11. A stay of enford	cement has
ISEALA		The second se	en ordered by the court.
S FRANKE		b. been o (date):	rdered by the court effective until
	This abstract issued on (date):	12. a. X I certify the iud	that this is a true and correct abstract of gment entered in this action
6	1 4 2000	b. A certif	ied copy of the judgment is attached
CALL POINTS	FEB 1 4 2008	Clerk, by T_KEN	1
orm Adopted for Mandatory Use udicial Council of California		JUDGMENT-CIVIL	Legal Page 1 of 2
J-001 [Rev. January 1, 2006]		ALL CLAIMS	Code of Civil Procedure, §§ 488,480, Code of Civil Procedure, §§ 488,480, 674, 700,190

EXHIBIT 5

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1 C P

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		(
1 2 3 4 5 6 7	RICHARD HUDSON SHARE & ASSOCIATE	ES
8	SUPERIOR COURT OF CALIFOR	RNIA, COUNTY OF LOS ANGELES
9	STANLEY MOSK C	
10		o o nino o se
11	SOUTH BAY BANK, Assignor) CASE NO. 95C00523
12	POSER INVESTMENTS, INC., Assignee Plaintiff) (CIVIL UNLIMITED)
13	v.) DECLARATION RE: CLAIM FOR) EXCESS PROCEEDS
14	RALPH C. LARSEN) (Revenue and Taxation Code Section 4675)
15	Defendant) (Assessment No.: 449161026-1)
16		
17		ý -
18 19	I, Richard Share, declare as follows:	
20	I, Richard Share, declare as follows:	
20	COMPETENCY	OF DECLARANT
22		
23	1. I am the attorney for Pose	r Investments, Inc. ("Poser"). I have personal
24	knowledge of the matters set forth in this Declara	
. 25	and would testify competently thereto.	
26		
27	2. I am one of the custodians	of the books, records, and files, of Poser, as
28	those books, records, and files pertain to the judg	ment entered against Ralph C. Larsen in this
		DECLARATION RE: CLAIM FOR EXCESS PROCEEDS
		Document Prepared on Recycled Paper

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Document Prepared on Recycled Paper

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	1	action. I have personally	y worked on	said books, re	ecords, and files, and as to the following facts, I							
	2		know them to be true of my own knowledge, or I have gained knowledge of them from the									
	3	business records of Poser, which were made at or about the time of the events recorded and										
	4		which are maintained in the ordinary course of Poser's business at or near the time of the act									
	5	11	conditions, or events to which they relate. Any such document or record was prepared in the									
	6				nployed by Poser, who had personal							
	7				usiness duty to so accurately record such							
	8				r that these records are accurate and							
	9											
	10											
	11		THE A	MOUNT OF	THE CLAIM							
	12											
	13	3. Th	e amount no	ow due and ow	ving, and the amount of the claim, is principal							
	14	in the amount of \$60,117	.76, plus acc	crued interest f	from January 5, 2007, the date that the							
	15	judgment was renewed, to	o August 9, 2	2018, the date	of this declaration, in the amount of							
	16	\$66,633.21, for a total no	w due and p	ayable of \$120	6,750.97. All payments received, and all							
	17	credits, are recorded on the	ne Statement	of Account, v	which applies all payments first to accrued							
	18	interest, and computes the	e amount of	interest that is	now due and owing. A copy of the Statement							
	19	of Account is attached is	attached here	eto and incorp	orated herein by this reference as Exhibit 1.							
	20	The Statement of Account	t, page 2, sta	tes the follow	ing:							
	21	"TOTALS acc	rued 1	less credits	New balance							
	22	Principal: 60,	117.76 (0.00	60,117.76							
	23	Interest: 69,	736.60	3,103.39	66,633.21							
	24	SUBTOTAL: 129	,854.36	3,103.39	126,750.97"							
	25											
	26	4. Pos	er renewed t	he judgment t	hat it holds against Judgment Debtor, Ralph							
	27											
	28											
					DECLARATION RE: CLAIM FOR EXCESS PROCEEDS							
				2	DECLARATION NE. CLAIM FOR EXCESS PROCEEDS							

1	C Larsen, (Larsen), on January 5, 2007, in the amount of \$60,117.76, plus interest at the rate of
2	10.0% per year from January 5, 2007, until paid in full. A copy of the Application for and
3	Renewal of Judgment is attached hereto and incorporated herein by this reference as Exhibit 2.
4	
5	5. After the Judgment was renewed, Larsen made payments starting on
6	February 1, 2008 and continuing through September 20, 2008, in the total amount of \$3,103.39,
7	which payments were applied solely against accrued interest, resulting in accrued interest now
8	due and owing of \$66,633.21. See Statement of Account, Exhibit 1, page 2.
9	
10	THE JUDGMENT LIEN SECURING THIS CLAIM
11	
12	4. Ralph C. Larsen, (Larsen)" obtained a loan from South Bay Bank. When
13	Larsen failed to pay the loan, South Bay Bank obtained judgment against him in the amount of
14	\$34,404.17, plus interest at the rate of 10.0% per year on February 6, 1997.
15	
16	5. On April 7, 2005, South Bay Bank assigned its judgment against Larsen to
17	Poser Investments, Inc., ("Poser"). A copy of the Assignment of Judgment is attached hereto and
18	incorporated herein by this reference as Exhibit 5.
19	
20	6. Poser discovered that Larsen owned an interest in real property in the
21	County of Riverside, and immediately recorded an Abstract of Judgment in the County of
22	Riverside on August 26, 2005, document number 2005-0706155, which created a lien on all real
23	estate in the County of Riverside in which Larsen owed or had an interest. A copy of the Abstract
24	recorded in Riverside on August 26, 2005, is attached hereto and incorporated herein by this
25	reference as Exhibit 3.
26	
27	7. When the judgment was renewed on January 5, 2007, in the amount of
28	
	DECLARATION RE: CLAIM FOR EXCESS PROCEEDS

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\$60,117.76, Poser recorded an amended Abstract of Judgment in the County of Riverside on
 March 17, 2008, as Document Number 2008-0128315, stating that the amount of the judgment
 was now \$60,117.76. A copy of the Abstract recorded in Riverside on March 17, 2008, is
 attached hereto and incorporated herein by this reference as Exhibit 4.

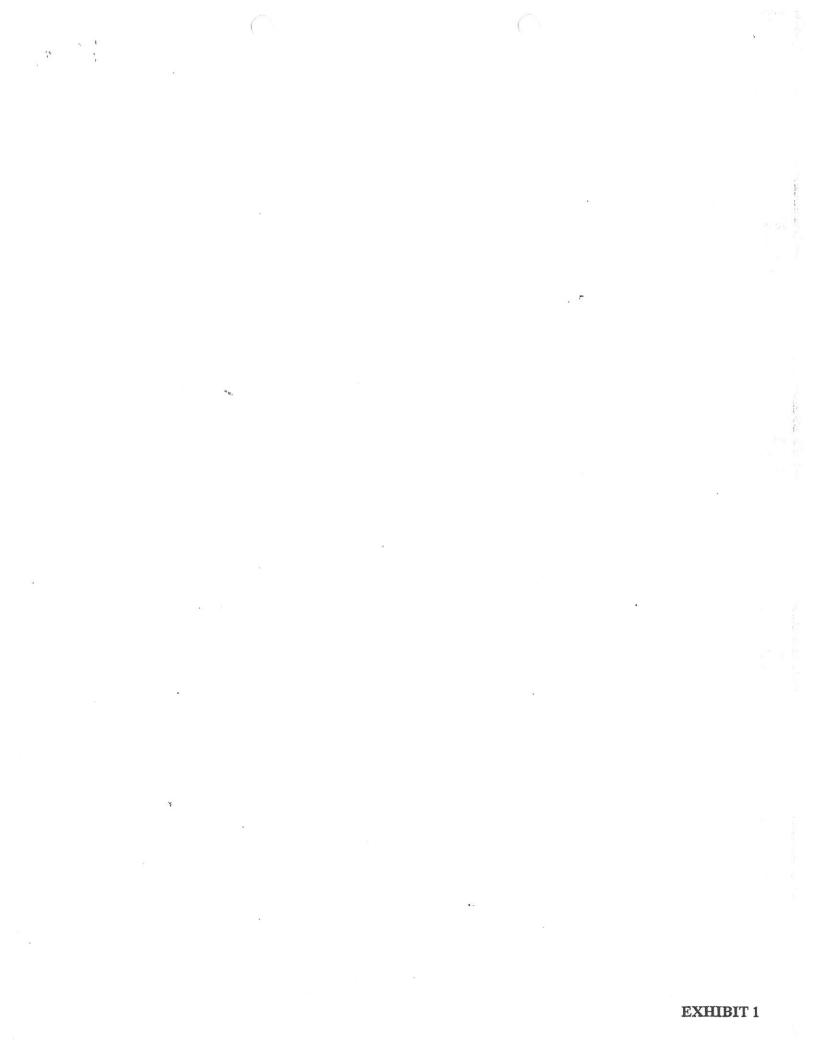
8. The legal effect of the recording of the Abstracts of Judgment recorded
August 26, 2005 and March 17, 2008, was to create a judgment lien on the real property located
at 41138 McDowell Street, Hemet, CA 92544, from August 26, 2005 to the date the Deed to
Purchaser was recorded, June 26, 2018, in the amount of \$60,117.76, plus accrued interest in the
amount of \$66,633.21, for a total amount secured by the abstracts of judgment of \$126,750.97.

12 Executed on August 9, 2018, Sierra Madre, California.

13 I declare under penalty of perjury that the foregoing is true and correct.

Parter this long

Richard Hudson Share, Declarant



FOSER INVESTMENTS, INC. PO BOX 850 Sierra Madre, CA 91025-0850 PHONE (800) 333-1527 FAX (626) 355-7133 (626) 355-7100

 γ^{n}

August 9, 2018

Ralph C. Larsen 209 East Washington Ave. Hemet, 92544-6351

STATEMENT OF ACCOUNT

For account of.....: Ralph C. Larsen Our client.....: SOUTH BAY BANK Account #..... Please refer to ourfile: 495

Judgment start.\$: 60117.76 JUDGMENT Starting interest rate of: 10.00% Interest calculation date: 01/05/2007

#	Date	Pmt/Adj	Paid Princip	Accrued Interest	Unpaid Princip	Unpaid Interest	Unpaid Oth Chges	New Balance
0	01/05/2007		JUDGMENT		60117.76	0.00		60117.76
01P	02/01/2008	-300.00	0.00 - Ralph	6456.48 C. Larsen	60117.76	6156.48	0.00	66274.24
01P	02/16/2008	-1003.39	0.00 - Ralph	247.06	60117.76	5400.15	0.00	65517.91
	03/01/2008	-300.00	0.00 - Ralph	230.59 C. Larsen	60117.76	5330.74	0.00	65448.50
	04/01/2008	-300.00	0.00 - Ralph	510.59 C. Larsen	60117.76	5541.33	0.00	65659.09
	05/05/2008	-300.00	0.00 - Ralph	560.00 C. Larsen	60117.76	5801.33	0.00	65919.09
01P	06/06/2008	-300.00	0.00 - Ralph	527.06 C. Larsen	60117.76	6028.39	0.00	66146.15

STATEMENT OF ACCOUNT FOR OURFILE: 495

#	Date	Pmt/Adj	Paid Princip	Accrued Interest	Unpaid Princip	Unpaid Interest	Unpaid Oth Chges	New Balance
01	06/06/2008							
					60117.76	6028.39	0.00	66146.15
01P	07/09/2008	-300.00	0.00	543.53 C. Larsen	60117.76	6271.92	0.00	66389.68
01P	09/20/2008	-300.00	0.00 - Ralph	1202.36	60117.76	7174.28	0.00	67292.04
NOW	08/09/2018		Kaiph	59458.94	60117.76	66633.21	0.00	126750.97
			the same total later and then they play					

		\bigcirc	\cap
TOTALS Principal: Interest :	accrued 60117.76 69736.60	less credits New balan 0.00 60117. 3103.39 66633.	76
SUBTOTAL :	129854.36	3103.39 126750.	97
Less credit Payments : Adjustmnt:	-3103.39 0.00		
BALANCE :	126750.97	+ daily interest of \$16.4706 at r Month interest \$499.6082	ate 10.00%

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This firm is a debt collector. We are attempting to collect a debt, and any information obtained will be used for the purpose of collecting the debt.



MATTHEW JENNINGS County of Riverside Treasurer - Tax Collector

Giovane Pizano Assistant Treasurer

AUGUST 11, 2023



Melissa Johnson Assistant Tax Collector

Final Notice

POSER INVESTMENTS INC. C/O RICHARD SHARE 55 W. SIERRA MADRE BLVD. #202 SIERRA MADRE, CA 91024

Re: PIN: 449161026-1 TC 212 Item 476 Date of Sale: May 1, 2018

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

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.

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent to Collect Excess Proceeds
- Notarized Assignment of Right to Collect **Excess Proceeds**
- Certified Death Certificate
- _Copy of Marriage Certificate for

Notarized Updated Statement of Monies

- Owed (as of date of tax sale) ___Articles of Incorporation
- (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- X Other: Copy of Extended Lien of Abstract of Judgment doc# 2008-0128315

Please send in all original documents by August 26, 2023 to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

New Y

Maricela Ambriz

Accounting Technician I Tax Sale Operations/Excess Proceeds Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SE
Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse so that we can return the card to you.	x
Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by (Printe
1. Article Addressed to: Poser Investments Inc.	D. Is delivery address of If YES, enter deliver
(10 Richard Chare 55 W. Sterra Modre Blvd. #202 Sierra Madre, (A 91024	

STATE OF CALIFORNIA

FTB

FRANCHISE TAX BOARD COLLECTION ADVISORY TEAM, M/S A-240 PO BOX 2952 SACRAMENTO CA 95812-2952

July 21, 2023

In reply refer to: 624:YD:LARSEN

COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR ATTN: EXCESS PROCEEDS PO BOX 12005 RIVERSIDE CA 92502-2205

Assessment No.	: 449161026-1 TC: 212 ITEM: 476
Situs Address	: 41138 MCDOWELL ST, HEMET, CA 92544
Assessee	: RALPH LARSEN
FTB ID	
Date Sold	: May 1, 2018

When the Franchise Tax Board receives a request for a claim to excess proceeds and there is an unpaid balance for California Corporation Tax that is not secured by a recorded lien, this department may issue to the Court an ORDER TO WITHHOLD CORPORATION TAX. Pursuant to Revenue and Taxation Code 18670(a), this order attaches to all credits, real property or other things of value in your control belonging to RALPH LARSEN. This OTW is in addition and supplement to the Franchise Tax Board Claim for Surplus Funds. When paying the Franchise Tax Board by check, it is essential that the FTB account number appear on the check. Referencing any other number will delay the processing of the check.

If you have any questions regarding this claim, please contact the undersigned.

Yen Dao

Yen Dao, Specialist Collection Advisory Team (916) 845-5922



STATE OF CALIFORNIA Franchise Tax Board, M/S A-240 PO BOX 2952 SACRAMENTO CA 95812-2952 (916) 845-5922

Date: July 21, 2023

COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR ATTN: EXCESS PROCEEDS PO BOX 12005 RIVERSIDE CA 92502-2205

L

AMOUNT DUE

\$ 25,660.39

ORDER TO WITHHOLD PERSONAL INCOME TAX

PART 1 — RETAIN FOR YOUR RECORDS

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Case No.: 449161026-1 Acct. No.: SSN: Tax Year(s): _{2002, 2003}

Taxpayer's Name and Address:

RALPH LARSEN 41138 MCDOWELL ST HEMET CA 92544

We are issuing THIS ORDER TO WITHHOLD to enforce payment of an amount due for California Personal Income Tax. The taxpayer has not paid the amount due, shown above. (See reverse side for applicable sections of the California Revenue and Taxation Code.)

THIS ORDER ATTACHES TO ALL CREDITS, PERSONAL PROPERTY, OR OTHER THINGS OF VALUE IN YOUR POSSESSION OR UNDER YOUR CONTROL BELONGING TO THE TAXPAYER. THIS INCLUDES, BUT IS NOT LIMITED TO, PAYMENTS DUE THE TAXPAYER AS A RESULT OF THE TRUSTEE SALE, APN NUMBER 449161026-1 ON MAY 1, 2018. THIS ORDER PERTAINS TO A LIABILITY NOT CLAIMED HEREIN.

YOU ARE REQUIRED TO WITHHOLD the lesser of (1) the amount due shown above, or (2) the amount in your possession or under your control belonging to the taxpayer at the time you received this Order.

IN COMPLYING WITH THIS ORDER, WE REQUEST THAT YOU:

- 1. NOTIFY the taxpayer that you are withholding funds pursuant to the order by delivering PART 3 to the taxpayer as soon as possible.
- 2. RETAIN ANY FUNDS WITHHELD FOR 10 BUSINESS DAYS FROM THE DATE YOU RECEIVED THIS ORDER OR UNTIL THE DISTRIBUTION OF FUNDS HAVE BECOME FINAL, WHICHEVER IS LATER. AT THE END OF THE HOLDING PERIOD, REMIT ANY FUNDS WITHHELD UNLESS YOU HAVE RECEIVED A RELEASE FROM THIS DEPARTMENT. PLEASE INCLUDE A COPY OF THIS ORDER WITH YOUR REMITTANCE.
- 3. COMPLETE the questionnaire on PART 2. Please attach your remittance, if any, to that page and mail it to the Franchise Tax Board office shown at the top of this page (envelope enclosed).
- 4. ADVISE any interested parties to present claims to the Franchise Tax Board.
- 5. REFER to PART 2 if you possess or control any property other than cash, payments or credits belonging to the taxpayer.

EXCERPTS FROM CALIFORNIA REVENUE AND TAXATION CODE

18670. NOTICE TO WITHHOLD, HOW SERVED

(a) The Franchise Tax Board may by notice, served personally or by first-class mail, require any employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter, or a political body not a subdivision or agency of the state, having in their possession, or under their control, any credits or other personal property or other things of value, belonging to a taxpayer or to an employer or person who has failed to withhold and transmit amounts due pursuant to this article, to withhold, from the credits or other personal property or other things of value, the amount of any tax, interest, or penalties due from the taxpayer or the amount of any liability incurred by that employer or person for failure to withhold and transmit amounts due from a taxpayer under this part and to transmit the amount withheld to the Franchise Tax Board at the times that it may designate. However, in the case of a depository institution, as defined in Section 19(b) of the Federal Reserve Act 12 U.S.C. Sec. 461(b)(1)(A), amounts due from a taxpayer under this part shall be transmitted to the Franchise Tax Board not less than 10 business days from receipt of the notice. To be effective, the notice shall state the amount due from the taxpayer and shall be delivered or mailed to the branch or office reported in information returns filed with the Franchise Tax Board, or the branch or office where the credits or other property is held, unless another branch or office is designated by the employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter, or a political body not a subdivision or agency of the state.

(b) (1) At least 45 days before sending a notice to withhold to the address indicated on the information return, the Franchise Tax Board shall request a depository institution to do either of the following:

(A) Verify that the address on its information return is its designated address for receiving notices to withhold.

(B) Provide the Franchise Tax Board with a designated address for receiving notices to withhold.

(2) Once the depository institution has specified a designated address pursuant to paragraph (1), the Franchise Tax Board shall send all notices to that address unless the depository institution provides notification of another address. The Franchise Tax Board shall send all notices to withhold to a new designated address 30 days after notification.

(3) Failure to verify or provide a designated address within 30 days of receiving the request shall be deemed verification of the address on the information return as the depository institution's designated address.

(c) Any corporation or person failing to withhold the amounts due from any taxpayer and transmit them to the Franchise Tax Board after service of the notice shall be liable for those amounts. However, in the case of a depository institution, if a notice to withhold is mailed to the branch where the account is located or principal banking office, the depository institution shall be liable for a failure to withhold only to the extent that the accounts can be identified in information normally maintained at that location in the ordinary course of business.

18672. FAILURE TO WITHHOLD, LIABILITY

Any employer or person failing to withhold the amount due from any taxpayer and transmit the same to the Franchise Tax Board after service of a notice pursuant to Section 18670 or 18671 is liable for those amounts.

18674. WITHHOLD AGENT, MUST PAY WITHOUT RESORTING TO ACTION

(a) Any employer or person required to withhold and transmit any amount pursuant to this article shall comply with the requirement without resort to any legal or equitable action in a court of law or equity. Any employer or person paying to the Franchise Tax Board any amount required by it to be withheld is not liable therefor to the person from whom withheld unless the amount withheld is refunded to the withholding agent. However, if a depository institution, as defined in 12 U.S.C. Section 461 (b)(1)(A) withholds and pays to the Franchise Tax Board pursuant to this article any monies held in a deposit account in which the delinquent taxpayer and another person or persons have an interest, or in an account held in the name of a third party or parties in which the delinquent taxpayer is ultimately determined to have no interest, the depository institution paying those monies to the Franchise Tax Board is not liable therefor to any of the persons who have an interest in the account, unless the amount withheld is refunded to the withholding agent.

(b) In the case of a deposit account or accounts for which this notice to withhold applies, the depository institution shall send a notice by first-class mail to each person named on the account or accounts included in the notice from the Franchise Tax Board, provided a current address for each person is available to the institution. This notice shall inform each person as to the reason for the hold placed on the account or accounts, the amount subject to being withheld and the date by which this amount is to be remitted to the Franchise Tax Board. An institution may assess the account or accounts of each person receiving this notice a reasonable service charge not to exceed three dollars (\$3).



STATE OF CALIFORNIA Franchise Tax Board, M/S A-240 PO BOX 2952 SACRAMENTO CA 95812-2952 (916) 845-5922

Date: July 21, 2023

COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR ATTN: EXCESS PROCEEDS PO BOX 12005 RIVERSIDE CA 92502-2205

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ORDER TO WITHHOLD PERSONAL INCOME TAX

PART 2 - RETURN WITH PAYMENT

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Case No.: 449161026-1 Acct. No.: SSN: Tax Year(s): 2002, 2003

Taxpayer's Name and Address:

AMOUNT DUE \$ 25,660.39 RALPH LARSEN 41138 MCDOWELL ST HEMET CA 92544

PLEASE COMPLETE THE QUESTIONNAIRE BELOW.

A. Dayment of \$_____ is attached.

Payment is not attached because (check one):

- B. D Account closed
- C.
 Unable to locate account
- D. D No funds/nothing to report
- E. Other (Please attach explanation.)

NOTICE:

If you possess or control any property other than cash or credits belonging to the taxpayer, (1) do NOT convert such property to cash as a result of this order, but provide us with a description of the property under your control and hold the property until you receive a release from this department. (2) If such property is sold for other reasons, remit the cash proceeds to this department.

Property other than cash may include, but is not limited to, stocks, bonds, stock options, stock rights, contents of safe deposit boxes, etc.

Contact this office at the address shown above if you are not sure how to proceed in special or unusual circumstances.



STATE OF CALIFORNIA Franchise Tax Board, M/S A-240 PO BOX 2952 SACRAMENTO CA 95812-2952 (916) 845-5922

Date: July 21, 2023

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COUNTY OF RIVERSIDE TREASURER-TAX COLLECTOR ATTN: EXCESS PROCEEDS PO BOX 12005 RIVERSIDE CA 92502-2205

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AMOUNT DUE

\$ 25,660.39

ORDER TO WITHHOLD PERSONAL INCOME TAX

PART 3 — FURNISH TO TAXPAYER

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Case No.: ⁴⁴⁹¹⁶¹⁰²⁶⁻¹ Acct. No.: SSN: Tax Year(s): 2002, 2003

Taxpayer's Name and Address:

RALPH LARSEN 41138 MCDOWELL ST HEMET CA 92544

The Franchise Tax Board has issued an ORDER TO WITHHOLD to the addressee shown above under authorization of Section 18670 of the California Revenue and Taxation Code to enforce payment of an amount due for California Personal Income Tax.

The addressee has been instructed to deduct and withhold the amount due, shown above, from any credits or payments of any nature due, owing, and unpaid to you. Such credits and payments include, but are not limited to, deposits in financial institutions, declared dividends, rents, royalties, deposits in vacation or holiday trust funds, Individual Retirement Accounts, Keogh Accounts and other personal property in the possession of or controlled by the addressee.

The amount withheld by the addressee will be paid to the Franchise Tax Board and applied to your account for the tax years noted above. You should determine the amount withheld by the addressee and, if it is less than the amount due, you should forward payment of the remaining unpaid balance immediately to avoid further collection action. Please make your check or money order payable to the FRANCHISE TAX BOARD, attach it to this notice, and mail it to the Franchise Tax Board office shown at the top of this page.

SPECIAL INFORMATION CONCERNING TAXPAYER RIGHTS

If we levy upon your bank account in error, we can reimburse you for bank charges incurred as a result of our error. To receive reimbursement, you must write to us at the above address within 90 days from the date of the levy.

If immediate, full payment of the amount due will create an undue hardship, or if you have already paid the amount due, or if the amount is not due, contact us immediately. Please telephone the number shown at the <u>top</u> of this form for account information. You should have this notice with you when you call.

The Franchise Tax Board has a Taxpayer Advocate who reviews those cases where taxpayers have been unable to resolve their problems with the Franchise Tax Board through normal channels. To contact the Taxpayer Advocate, write to: Taxpayer Advocate Bureau, PO Box 157, Rancho Cordova CA 95741-0157. FAX (916) 845-6614. You may also email the Advocate at <u>http://www.ftb.ca.gov.</u>