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



ITEM: 19.21 (ID # 24143) MEETING DATE: Tuesday, April 30, 2024

# FROM : TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 362. Last assessed to: Paul J. Bennier and Alice P. Bennier, Trustees of The Bennier Family Trust. District 5. [\$134,804-Fund 65595 Excess Proceeds from Tax Sale]

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

- 1. Approve the claim from Witkin & Neal, Inc., as Agent for Sierra Dawn Estates HOA for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 442231063;
- Approve the claim from Global Discoveries, Ltd., Assignee for John M. Bennier, as Successor Trustee of The Bennier Family Trust, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 442231063; and
- 3. Authorize and direct the Auditor-Controller to issue a warrant to Witkin & Neal, Inc., as Agent for Sierra Dawn Estates HOA in the amount of \$19,011.54 and to Global Discoveries, Ltd., Assignee for John M. Bennier, as Successor Trustee of The Bennier Family Trust in the amount of \$115,792.66, 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.

# **ACTION:Policy**

4/16/2024

# MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	April 30, 2024
xc:	Tax Collector

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

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 134,804	\$0	\$ 134,804	\$ 0
NET COUNTY COST	\$0	\$0	\$0	\$ 0
SOURCE OF FUNDS:	Fund 65595 Excess Proc	Budget Adjustn	nent: N/A	
COUNCE OF FUNDO.		eeus nom rax dale.	For Fiscal Year	: 23/24

#### C.E.O. RECOMMENDATION: Approve

#### BACKGROUND:

#### <u>Summary</u>

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 April 26, 2022 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 7, 2022. 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 19, 2022 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

- Claim from Witkin & Neal, Inc., as Agent for Sierra Dawn Estates HOA based on a Notice of Delinquent Assessment recorded September 15, 2021 as Instrument No. 2021-0549422.
- Claim from Global Discoveries, Ltd., Assignee for John M. Bennier, as Successor Trustee of The Bennier Family Trust based on an Assignment of Right to Collect Excess Proceeds notarized July 7, 2023, a Trust Transfer Deed recorded December 22, 2009 as Instrument No. 2009-0654614, a Certification of Trustees Under Trust notarized July 5, 2023, and Certificates of Death for Paul Joseph Bennier and Alice Paulene Bennier.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Witkin & Neal, Inc., as Agent for Sierra Dawn Estates HOA be awarded excess proceeds in the amount of \$19,011.54 and Global Discoveries, Ltd., Assignee for John M. Bennier, as Successor Trustee of The Bennier Family Trust be awarded excess proceeds in the amount of \$115,792.66. 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 the successor trustee of the last assessees of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. <u>Claim Witkin</u> ATTACHMENT B. <u>Claim Global</u>

Cesar Bernal 4/19/2024

Taron Gettis 3/8/2024 Aaron

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 218 ITEM 362 Parcel Identification Number: 442231063

Assessee: BENNIER, PAUL J TRUSTEE & ALICE P TRUSTEE

Situs: 710 S LYON AVE HEMET CA 92543

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$19,011.54 from the sale of the above mentioned real property. I/We were the inholder(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. 2021-0549422 ; recorded on 9/15/2021 . A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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OF

PH 10:

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FOR

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

Enclosures: 1.) Notice of Delinquent Assessment Lien, recorded 9/15/2021 as Inst. No.21-549422;

2.) Breakdown of claim amount of \$19,011.54; and

3.) copy of agreement in which Sierra Dawn Estates HOA authorizes Witkin & Neal, Inc to collect on behalf of the HOA

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 12th day of April	, 2023 at Las Angeles County, CH
0 0 0	County, State
Sur Paquet	7
Signature of Claimant	Signature of Claimant
U	

Susan Paquette, Senior Trustee Sales Officer, Witkin & Neal, Inc as agent for Sierra Dawn Estates HOA

Print Name

5805 Sepulveda Blvd, Ste. 670 Street Address

Sherman Oaks, CA 91411 City, State, Zip

818-845-8808

Phone Number

susanp@witkinandneal.com

Email Address

Email Address

Phone Number

Print Name

Street Address

City, State, Zip

RECORDING REQUESTED BY AND	
WHEN RECORDED MAIL TO:	

Debora M. Zumwalt, Esq. EPSTEN, APC 10200 Willow Creek Road #100 San Diego, CA 92131

7179.2050

#### NOTICE OF DELINQUENT ASSESSMENT

Page 1 of 7

21-0549422 09/15/2021 10:52 AM Fee: \$ 128.00

Linger Harris

293

Recorded in Official Records County of Riverside Peter Aldana Assessor-County Clerk-Recorder

NOTICE IS HEREBY GIVEN that the Board of Directors of Sierra Dawn Estates Homeowners Association, Inc., pursuant to the powers conferred upon it by that certain Master Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sierra Dawn Estates recorded in the Office of the Riverside County Recorder, State of California, on March 4, 2005, as Instrument No. 2005-0174978, and any amendments, supplements or restatements thereof, and Civil Code Section 5675, levied assessments and other charges on that certain real property legally described as: 710 S. Lyon Avenue, Hemet, CA 92543, Parcel No. 442-231-063-1 and more particularly described in the deed recorded on December 22, 2009, as Instrument No. 2009-0654614.

1. The amount of the lien imposed on the real property referenced above by this Notice is \$12,535.81, as itemized in Exhibit "A" attached hereto.

2. The purported owners of the real property referenced above are Paul J. Bennier and Alice P. Bennier, Trustees of the Bennier Family Trust.

3. The name and address of the trustee authorized by the Association to enforce the lien by sale is Witkin & Neal Incorporated, 5805 Sepulveda Blvd., #670, Sherman Oaks, CA,@1411.

09/03/2021 Date:

Bv:

Debora M. Zumwalt, Attorney for Sierra Dawn Estates Homeowners Association, Inc.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

SS.

STATE OF CALIFORNIA COUNTY OF SAN DIEGO

On 09/03/2021, before me, Olivia M. Castro Notary Public, personally appeared Debora M. Zumwalt, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

OLIVIA M. CASTRO Notary Public - California San Diego County Commission # 2323642 Comm, Expires Mar 10, 2024

Dlwld M. Ca Notary Public in and for said State



Paul J. Bennier ,Trustee 710 S. Lyon Avenue Hemet, CA 92543

#### **TS NUMBER V21-12036**

Date		Description		Amount	Interest	Rate: 12 %
9/1/2017	AS	Assessment		\$119.00	\$65.30	
10/1/2017	AS	Assessment		\$119.00	\$64.12	
11/1/2017	AS	Assessment		\$119.00	\$62.91	
12/1/2017	AS	Assessment		\$119.00	\$61.74	
12/16/2017	LF	2017 Late Fees		\$40.00		
12/1/2018	AS	Assessments 1/18-12/18 @ \$119.		\$1428.00	\$569.48	
12/16/2018	LF	2018 Late Fees		\$120.00		
12/1/2019	AS	Assessments 1/19-12/19 @ \$122.		\$1464.00	\$408.16	
12/16/2019	LF	2019 Late Fees		\$120.00		
10/30/2020	HOA	FINES (\$3025.)		\$3025.00		
12/1/2020	AS	Assessments 1/20-12/20 @ \$122.		\$1464.00	\$231.99	
12/16/2020	LF	2020 Late Fees		\$120.00		
12/1/2021	AS	Assessments 1/21-12/21 @ \$122.		\$1464.00	\$56.31	
12/16/2021	LF	2021 Late Fees		\$115.40		
12/29/2021	HOA	HOA Collection Costs (Pre-lien, Lien, et	c)	\$4487.80		
12/30/2021	INT	Interest		\$1406.94		
12/31/2021	INT	Interest		\$135.85		
1/1/2022	AS	Assessment		\$122.00	\$3.45	
1/17/2022	LF	Late Fee		\$12.20		
2/1/2022	AS	Assessment		\$122.00	\$2.21	
2/16/2022	LF	Late Fee		\$12.20		
3/1/2022	AS	Assessment		\$122.00	\$1.08	
3/16/2022	LF	Late Fee		\$12.20		
3/21/2022	HOA	HOA Reimbursement		\$686.00		
4/1/2022	AS	Assessment		\$122.00	\$0.00	
4/16/2022	LF	Late Fee		\$12.20		
			Sub-Total	\$18616.54		
1/27/2022	TR	Initial Notice		\$350.00		
1/27/2022	Cost	Notary (Release)		\$15.00		
1/27/2022	TR	Prepare Release		\$45.00		
1/27/2022	REC	Recording Fees - Release		\$95.00		
1/27/2022	REC	Courier: Release		\$21.00		
1/27/2022	Mail	Mailings		\$50.00		
1/27/2022	TR	Secretary of State Review		\$15.00		
1/27/2022	TR	Bankruptcy Check PACER		\$50.00		
1/27/2022	TR	Vesting Confirmation		\$45.00		

Witkin & Neal, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.



Paul J. Bennier ,Trustee 710 S. Lyon Avenue Hemet, CA 92543

#### **TS NUMBER V21-12036**

Date		Description		Amount	Interest	Rate: 12 %
3/21/2022	TR	W&N fees paid by HOA / check #10096	4 / \$686	-\$505.00		
3/21/2022	COST	W&N fees paid by HOA / check #10096	4 / \$686	-\$181.00		
3/29/2022	TR	Paralegal fees		\$395.00		
			Sub-Total	\$395.00		

**Total Amount Due** 

\$19011.54

		1
Assess:	\$6784.00	
Late:	\$564.20	
Interest:	\$3069.54	
Atty Fees:	\$0.00	
HOA & Mgmt:	\$8198.80	
Trustee Costs:	\$0.00	
Trustee:	\$395.00	
Totals:	\$19011.54	Balance a
		Balance a. 064.26.22

Witkin & Neal, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose.

GLOBAL DISCOVERIES, LTD

Ph: 209-593-3900 or 800-370-0372 | Fx: 209-549-9299 | Info@gd-ltd.com

1120 13th Street, Suite A | Modesto, CA 95354

# **CLAIM SUMMARY**

Date:

To:

July 7, 2023

Riverside County Treasurer and Tax Collector

Assessors Parcel Number:442231063Last Assessee:BENNIER PAUL J BENNIER ALICE PSale Date:4/21/2022TC:TC 218Item Number:362Deadline:7/7/2023



Dear Treasurer/Tax Collector:

1. Claimant(s): <u>Global Discoveries, Ltd.</u>

The following proof of claim(s) for excess proceeds and documents are attached:

- 1. Trust Transfer Deed granting interest to Paul Bennier and Alice Bennier, Trustees of The Bennier Family Trust, Recorded in Riverside County on 12/22/2009 as Document Number: 2009-0654614.
- 2. <u>Certified</u> Certificate of Death for Paul Bennier
- 3. <u>Certified</u> Certificate of Death for Alice Bennier
- 4. Certification of Trustees under Trust
- 5. Affidavit declaring identity
- 6. Assignment of Rights To Collect Excess Proceeds signed by John M. Bennier, Successor Trustee of The Bennier Family Trust
- 7. Claim form(s) signed by Global Discoveries

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

• One warrant in the amount of \$134,804.20 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

# Certified Tracking Number:7022-2410-0002-4727-1032



#### ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

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

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number \_\_\_\_\_\_442231063 Tax Sale Number TC 218, Item 362 sold at public auction on <u>4/21/2022</u>. I understand that the total of excess proceeds available for refund is \$<u>134,804.20+/-</u> and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAULABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE\_Thertify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right Lam assigning.

John M. Bennier as Successor Trustee of The Bennier Family Trust (Date) (Name Printed) (Signature of utterfic Tax ID/SS# (Address) 1x

(City/State/Zip) 00-5585

#### (Area Code/Telephone Number)

#### CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certif attached. and not the truthfulness. accuracy. or valid	ficate verifies only the identity of the individual who signed the document to which this certificate is ditv of that document.
State of Arkunsas )	
11)achiastan	
County of Washington	AF N. PIL
On July 5, 6023 before me, DUSUM	A. Fox Notary tub personally appeared
John M (Date) Bennier (here inse	ert name and title of the officer), who proved to me on the basis of satisfactory evidence to be
Serie Contract	e within instrument and acknowledged to me that he/she/they executed the same in his/her/their
	nature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.	
I certify under PENALTY OF PERJURY under the laws of	the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.	NOTARY PUBLIC ARKANSAS
in the second second	WASHINGTON COUNTY
Summer (seal)	COMMISSION # 12403953
Signature of Notary Public	COMM EXPIRES 04/06/2025
and Taxation Code, all facts of which I am aware relatin	t I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenues of the value of the right he is assigning, that I have disclosed to him the full amount of excess IS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.
Jour Ol.	Jed Byerly, Managing Member of Global Discoveries Ltd
(Signature of Assignee)	(Name Printed)
Fax ID/SS#	P.O. Box 1748
ux 10/35#	(Address)
	Nederla CA 0E2E2 1749
	Modesto, CA 95353-1748 (City/State/Zip)
CEDITEICA	Phone: (209) 593-3913 TE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC
CERTIFICA	TE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC
A notary public or other officer completing this certif attached, and not the truthfulness, accuracy, or valid	ficate verifies only the identity of the individual who signed the document to which this certificate is dity of that document.
State of CAlifornia	
country stanisland	
county of Groradores	DAD. D. D. D. D. D. D. D. L.
On 1-1-223 before me, MChill	L BNLASAS, IVOTAL, personally appeared
(Date)(here in	sert name and title of the officery
the person(s) whose name(s) is/are subscribed to the	e within instrument and acknowledged to me that he/she/they executed the same in his/her/their
	nature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
Certify under PENALTY OF PERJURY under the laws of	the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.	
Signature of Notary Public (seal)	117-174 (3/85) (Ret-Perm)
Signature of Notary Public	WELLE BARA IAS
	Notary Public - California Stanislaus County

Commission # 2363522 My Comm, Expires Jun 30, 2025

#### 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

X (8)

TC TC 218 Item 362 Parcel Identification Number: 442231063

Assessee: BENNIER PAUL J BENNIER ALICE P

Situs: 710 S LYON AVE HEMET CA 92543-6868

Date Sold: 4/21/2022 Date Deed to Purchaser Recorded: 7/07/2022 Final Date to Submit Claim: 7/7/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$134,804.20 from the sale of the above-mentioned real property. I/We were the ( ) lienholder(s).

Property Owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2009-0654614 recorded on <u>12/22/2009</u> 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.

#### Please Refer to Claim Summary and Supporting Documents Enclosed

If the property is held in Joint Tenancy, the tax sale 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 day of	20Z3at Standhus, CA
	County, State
hal MM	
Signature of Claimant	Signature of Claimant
Tax ID #	
Jed Byerly, Managing Member	
Global Discoveries Ltd.	
Print Name	Drint Marya
- nine maine	Print Name
1120 13th St. Suite A	
Street Address	Street Address
Modesto, CA 95354	
City, State, Zip	City, State, Zip
209) 593-3913	
Phone Number	Phone Number
	SCO 8-21 (1-99)
GD Number: 44821-401991	$\setminus$

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RECORDING REQUESTED BY:	
LAW OFFICE OF RONALD E. DOTY JR.	
	DOC # 2009-0654614
WHEN RECORDED MAIL TO, AND MAIL	12/22/2009 08:00A Fee:19.00 Page 1 of 1
TAX STATEMENTS TO:	Recorded in Official Records
Paul J. and Alice P. Bennier	County of Riverside Larry W. Ward
710 S. Lyon Ave.	Assessor, County Clerk & Recorder
Hemet, CA 92543	
	S R U PAGE SIZE DA MISC LONG RFD COPY
Title Order No	M A L 465 426 FCOR NCOR SMP NCHG EXAM
Escrow No	The second secon
APN: 442-231-063	0-TTU
TRU	UST TRANSFER DEED
GRANT DEED (Excluded from Reappraisal Under	Proposition 13, i.e., Calif. Const. Art 13A§1 et seq.)
The undersigned Grantor declares under penalty	
THERE IS NO CONSIDERATION FOR THIS TRANSFER	
Documentary transfer tax \$ 0	
There is no Documentary transfer tax due. (state reason and give	n full value of liens and encumbrances remaining at time of sale or transfer. e Code § or Ordinance number): <u>Transfer Into a revocable living trust, R &amp; T §11930</u>
□ Unincorporated area: X City of HEMET and this is a Trust Tra	nsfer under §62 of the Revenue and Taxation Code and Grantor(s) has(have) checked the
applicable exclusion: Transfer to a revocable trust;	
CRANTORS, David Papping and Aline Depairs h	and and wife
GRANTORS: Paul Bennier and Alice Bennier, hu	Bennier, TRUSTEES OF The Bennier Family Trust the following
described real property in the County of Riversic	le State of California:
	t of Lot 264, Tract No. 3014, in the City of Hemet,
	lifornia, as per map recorded in Book 51, pages 46
through 51 inclusive of Maps, in	the Office of the County Recorder of said County.
	0.00
Dated: December 10, 2009	Caul & Bernen
	Paul J. Bennier
	alin & Ommen
	Alice P. Bennier
STATE OF CALIFORNIA	
SS (COUNTY OF RIVERSIDE )	
COUNTY OF RIVERSIDE )	
On December 10, 2009, before me lvv F. Ruggi	eri Notary Public, personally appeared <u>Paul J. Bennier and Alice P.</u>
Bennier, who proved to me on the basis of sat	isfactory evidence to be the persons whose names are subscribed to
the within instrument and acknowledged to me	that they executed the same in their authorized capacities, and that
	s, or the entity upon behalf of which the persons acted, executed
the instrument.	
	e laws of the State of California that the foregoing paragraph is true
and correct.	
WITNESS my hand and official seal.	IVY F. RUGGIERI
$\bigcirc$	Commission # 1832186
Durk AV maining	Notary Public - California
Signature	Seal) Riverside County
	mil Anutari Patrian Ani PALAA
$\sim$ $\circ$	

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WHEN RECORDED MAIL TAX STATEMENTS TO: Paul J. Alice P. Bennier 710 S. Lyon Ave., Hemet, CA 92543

. [	STATE FILE NUMBER 1. NAME OF DECEDENT- FIRST (Given)	2. MIDDLE	TE OF DEATH SURES, WHITEOUTS OR ALTERATIONS SUREV 3/06) 3. LAST	(Family)	320163300	
	PAUL AKA. ALSO KNOWN AS - Include full AKA (FIRST, MIDDI		4. DATE OF BIRTH mm/dd/ccy 10/20/1931	NIER y 5. AGE Yrs. IF 84	UNDER ONE YEAR	IF UNDER 24 HOURS Hours Minutes M
	9. BIRTH STATE/FOREIGN COUNTRY 10. SOCIAL	SECURITY NUMBER 11. EVER IN U.S. ARM			DATE OF DEATH mm/ 06/16/2016	dd/ccyy 8. HOUR (24 Hours) 1800
-		NT HISPANIC/LATINO(A)/SPANISH? (If yes, see works	X NO WHITE	CE - Up to 3 races may		
	17. USUAL OCCUPATION – Type of work for most of life. TRUCK DRIVER 20. DECEDENT'S RESIDENCE (Street and number, or loc	TRUCK		y store, road construction	, employment agency, e	15. 19. YEAHS IN OCCUPATION
	3011 NOVA SCOTIA DRIVE	22. COUNTY/PROVINCE		24. YEARS IN COUNTY	25. STATE/FOREIGN	COUNTRY
٤	RIVERSIDE 26. INFORMANT'S NAME, RELATIONSHIP JASON TIGER, DPOA		92506 NFORMANT'S MAILING ADDRESS (Stree 919 LAKEVIEW DRI)		CA Ite number, city or town KS 67230	, state and zip)
_	28. NAME OF SURVIVING SPOUSE/SRDP'-FIRST ALICE			Name, A	1	
L L	31. NAME OF FATHER/PARENT-FIRST	JOSEPH			פי	34. BIRTH STATE
e	35. NAME OF MOTHER/PARENT-FIGET MARCELLA 39. DISPOSITION DATE I mitroda(cdyy 40. P/ACE OF				AFA	IA
RAH	06/24/2016 22495 V 41. TYPE OF DISPOSITION(S)	AN BUREN BOULEVARD, 42. SIGNATURE OF	RIVERSIDE, CA/92		/464\	43. LICENSE NUMBER
51	CR/BU 44. NAME OF FUNERAL ESTABLE THAT MILLER-JONES MORTUARY CREMATORY		ER AD SIGNATURE OF LOCAL REGI		11 test	VIZ DATE mm/dd/ccyy
	RESIDENCE	10) 1 (ALFE) 286 [			HER THAN HOSPITAL.	Decedent's
DEAT	104. COUNTY 105. FACILI	VADDRESS OR LOCATION WHERE FOUND (SIM	et and number, or localion}		106. CITY RIVERS	AND IN THE PART OF THE
						ing the second se
	IMMEDIATE CAUSE (A) CARDIOPUI MC	of events diseases, injuries, or complications tha , respiratory arrest, or ventricular fibrillation without sho	directly caused death. DO NOT onter term wing the eticlogy. DO NOT ABBREVIATE.	ninal events such	Time Interval Batweer Onset and Death (AT)	YES NO
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This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Assessor-County Clerk-Recorde

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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

# COUNTY OF RIVERSIDE RIVERSIDE, CALIFORNIA

CERTIFICATION OF VITAL RECORD

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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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# CERTIFICATION OF TRUSTEES UNDER TRUST (California Probate Code Section 18100.5)

I, John M. Bennier as Successor Trustee of The Bennier Family Trust, being of legal age, declares under penalty of perjury:

1. Declarant(s) certify the existence of the following described Trust and state that he/she/they are all of the current trustees:

Name of Trust: The Bennier Family Trust Date of Trust: <u>12-10-2cell</u> Trustor(s)/Settlor(s): Alice P. Bennier & Paul J. Bennier Original Trustee(s): Alice P. Bennier & Paul J. Bennier Successor Trustee(s): John M. Bennier Trust Identification, Social Security or Employer Identification

- 2. Declarant(s) state that the Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification to be incorrect.
- 3. Declarant(s) state the following named trustee(s) is/are full empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiating for, contract for and executing the document(s) attached hereto, and that no trustee(s) other than the following named trustees are necessary under the Trust to sign said document(s):

Trustees authorized to sign:John BennierNature of document:Assignment of Right to Collect Excess ProceedsDate of document:7 - 5 - 2 - 3

- 4. Declarant(s) state that to the best of their knowledge, there are no claims, challenges of any kind or cause of action alleged, contesting or questioning the validity of the Trust or the trustee's authority to act for the Trust.
- 5. This Declaration is prepared and executed pursuant to California Probate Code Section 18100.5.

Signed under penalty of perjury, this 5th day of July	,2023.
All B-D	
Signature	_
Name: John Bennier	
Address: 5158 Butterfield Coach Rd	
City, State, Zip Springdale, AR 12764	

#### CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Mansas County of before me, Susan A ublic, personally appeared On (here insert name and title of the officer) , who proved to me on the basis of satisfactory evidence to be

the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. 124 inan UL (seal) Signature of Notary Public

SUSAN A. FOX
NOTARY PUBLIC ARKANSAS
WASHINGTON COUNTY
COMMISSION # 12403953
COMM EXPIRES 04/06/2025

#### AFFIDAVIT

#### I, John M. Bennier as Successor Trustee of The Bennier Family Trust, do hereby declare:

- 1. I am over the age of 18 and a resident of <u>Springdale</u>, <u>Arkansas</u>. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
- 2. The Bennier Family Trust is one and the same Trust mentioned on the Trust Transfer Deed as Document Number: 2009-0654614, Recorded in Riverside County on 12/22/2009.
- 3. I do not have, nor can I provide any orignal or copies of Tax Bills, Title Insurce Bills, Utility Bills or any other supporting documentation to reference the 710 S. Lyon Ave. Hemet, CA 92543 address; which is one and the same address referenced on the above Deed.
- 4. I assigned the excess proceeds to Global Discoveries, Ltd., for <u>Riverside</u> County Assessors Parcel Number <u>442231063</u>.

I declare under penalty of perjury that the foregoing is true and correct. Executed this  $\frac{5h}{2}$  day of  $\frac{5u}{4}$ , in Springdale Artigns as

John M. Bennier as Successor Trustee of The Bennier Family Trust

#### **JURAT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of <u>Arlansas</u> County of <u>Washington</u>

Subscribed and sworn to (or affirmed) before me on this

Month, 20<u>23</u>, by Year day of Date ohn

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Signature of Notary Public

SUSAN A. FOX NOTARY PUBLIC ARKANSAS WASHINGTON COUNTY COMMISSION # 12403953 COMM EXPIRES 04/06/2025

(Place Notary Seal Above)