

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



**ITEM: 21.10
(ID # 27604)**

MEETING DATE:
Tuesday, November 18, 2025

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 182. Last assessed to: The Estate of John Garner. District 3. [\$106,995-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 571560002;
2. Approve the claim from Global Discoveries, Ltd., Assignee for John Robert Garner, heir to the Estate of John Garner for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 571560002; and
3. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Code Enforcement Department in the amount of \$3,574.94 and to Global Discoveries, Ltd., Assignee for John Robert Garner, heir to the Estate of John Garner in the amount of \$103,419.90, 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.

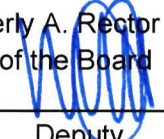
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 11/3/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: November 18, 2025
xc: Treasurer

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**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	\$ 106,995	\$ 0	\$ 106,995	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	25/26

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 2, 2023 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2023. 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 13, 2023 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:

1. Claim from the County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded February 11, 2020 as Instrument No. 2020-0063675.
2. Claim from Global Discoveries, Ltd., Assignee for John Robert Garner, heir to the Estate of John Garner based on an Assignment of Right to Collect Excess Proceeds notarized on May 16, 2023, a revised Assignment of Right to Collect Excess Proceeds notarized on April 29, 2025, a Grant Deed recorded on April 26, 2016 as Instrument No. 2016-0165516, an Order Determining Succession to Real Property recorded May 15, 2023 as Instrument No. 2023-0138932, and a Certificate of Death for John Michael Garner aka John Garner.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Code Enforcement Department be awarded excess proceeds in the amount of \$3,574.94 and that Global Discoveries, Ltd., Assignee for John Robert Garner, heir to the Estate of John Garner be awarded excess proceeds in the amount of \$103,419.90. 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 heir to the Estate of the last assessee of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Code

ATTACHMENT B. Claim Global


Cesar Bernal, PRINCIPAL MGMT ANALYST 11/3/2025


Aaron Gettis, Chief of Deputy County Counsel 10/6/2025

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 219 ITEM 182 Parcel Identification Number: 571560002

Assessee: GARNER JOHN ESTATE OF

Situs: 40550 REED VALLEY RD AGUANGA 92536

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3,574.94 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. 2020-0063675; recorded on 02/11/2020. 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 see attached documents.

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 29 day of November, 2023 at Riverside, CA County, State

Signature of Claimant

Signature of Claimant

Valerie Lam Print Name

Print Name

4080 Lemon St., 14th Floor Street Address

Street Address

Riverside, CA 92596 City, State, Zip

City, State, Zip

(951) 955-1836 Phone Number

Phone Number

vlam@rivco.org Email Address

Email Address

RECEIVED 2023 DEC -1 PM 5:06 RIVERSIDE COUNTY TREAS-TAX COLLECTOR

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

2020-0063675

02/11/2020 10:26 AM Fee: \$ 0.00

Page 1 of 2

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



AND WHEN RECORDED MAIL TO:

County of Riverside
Code Enforcement Department
581 South Grand Avenue, San Jacinto, CA 92582
• (951) 955-2004 • FAX (951) 791-3910
Mail Stop # 5002

295

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on the property of:

Case #: CV1605802

JOHN GARNER)
and DOES I Through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of RCO Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 40550 REED VALLEY RD ST, AGUANGA, CA 92536
PARCEL #: 571560002
LEGAL DESCRIPTION: , , LOT , BLOCK , T7SR1E SEC 25
VIOLATIONS: Accumulated Rubbish (AR) - Ord. 541 Sec 2 [RCC 8.120.010], Occupied Recreational Vehicle - Ord. 348 Sec 3.3 [RCC 17.12.040], Substandard Mobile Home or Trailer - Ord. 457 Sec 12(D) [RCC 15.48.040]

Such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes/Ordinances listed above. Failure to comply with the lawful orders of the Deputy Director (Code Enforcement) and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in abatement/removal of the public nuisance or other violation(s) of the Riverside County Code/Riverside County Ordinance and other available legal remedies, as well as assessment of the abatement fees and costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property. Any purchaser(s), heirs, transferee(s), gift recipient(s), assigns or any other persons and/or entities acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien and shall be liable for any unpaid abatement costs and fees.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Marr Christian
Marr Christian, Supervising Code Enforcement Officer, Code Enforcement Department

Dated: 12/27/2019



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

DEMAND FOR PAYMENT

Date: April 02, 2025	Case Number: CV1605802 BOS District: District 3
Property Owner GARNER JOHN ESTATE OF C/O JOHN R GARNER 1758 N 8TH CIR PORT HUENEME, CA 93041	Property Address Assessor Parcel #: 571560002 40550 REED VALLEY RD AGUANGA, CA 92536

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including but not limited to costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below.

You are liable to the County of Riverside for the following abatement costs:

Item	Description	Costs
LABOR COSTS		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$3,574.94
ADMINISTRATIVE CITATIONS		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
CONTRACTOR COSTS		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$0.00
COUNTY COUNSEL COSTS		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
OTHER COSTS		
Other Costs	Subtotal of Other Costs	\$0.00

Subtotal	\$3,574.94
Payments/Credits	\$0.00
TOTAL DUE NOW	\$3,574.94

Please refer to the remittance sheet attached for payment information.

Upon compliance of all violations, full payment of the above and confirmation of available funds to the County, a release letter Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

A request for hearing to object to the charges must be filed in writing to this department within 15 days of the service of this Demand for Payment. You may submit your request via US mail, FAX or email to any of the addresse(s)/numbers listed below event a hearing is required, additional administrative costs may apply.

Demands Processing Unit



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Audit Date: April 02, 2025	Case Number: CV1605802	APN: 571560002	Page 2
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LABOR COSTS DETAIL

Below is the detailed information for the Labor Costs listed on the prior page.

*NOTE: Time billed on or after December 11, 2017 is shown as two (2) decimal places in the description column, but the actual calculation is based on seven (7) decimal places. *e.g. 0.4166666 displayed as 0.41 minutes.*

Date	Item	Description	Costs
LABOR HOURS			
12/13/2016		7021 - NE-Internal Labor Fee Date: 12/13/2016; Fee Type: Supervisor Hours; Fee Note: Time charge of 0.1 hours at 130.00/hr for Casework-Reports/Photos.	\$13.00
12/13/2016		7021 - NE-Internal Labor Fee Date: 12/13/2016; Fee Type: Senior Hours; Fee Note: Time charge of 0.17 hours at 129.00/hr for Casework-Phone Calls.	\$21.93
12/13/2016		7021 - NE-Internal Labor Fee Date: 12/13/2016; Fee Type: Supervisor Hours; Fee Note: Time charge of 0.25 hours at 130.00/hr for Opened Case-Complaint.	\$32.50
12/13/2016		7021 - NE-Internal Labor Fee Date: 12/13/2016; Fee Type: Senior Hours; Fee Note: Time charge of 0.25 hours at 129.00/hr for Attempt Contact.	\$32.25
12/13/2016		7021 - NE-Internal Labor Fee Date: 12/13/2016; Fee Type: Senior Hours; Fee Note: Time charge of 0.60 hours at 129.00/hr for Travel Time.	\$77.40
12/22/2016		7021 - NE-Internal Labor Fee Date: 12/22/2016; Fee Type: Senior Hours; Fee Note: Time charge of 0.47 hours at 129.00/hr for Casework-Reports/Photos.	\$60.63
12/22/2016		7021 - NE-Internal Labor Fee Date: 12/22/2016; Fee Type: Senior Hours; Fee Note: Time charge of 0.17 hours at 129.00/hr for Casework-Phone Calls.	\$21.93
12/23/2016		7021 - NE-Internal Labor Fee Date: 12/23/2016; Fee Type: Senior Hours; Fee Note: Time charge of .25 hours at 129.00/hr for Property Owner Change.	\$32.25



**CODE ENFORCEMENT DEPARTMENT
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12/23/2016		7021 - NE-Internal Labor	Fee Date: 12/23/2016; Fee Type: Senior Hours; Fee Note: Time charge of 0.70 hours at 129.00/hr for Travel Time.	\$90.30
12/30/2016		7021 - NE-Internal Labor	Fee Date: 12/30/2016; Fee Type: Technician Hours; Fee Note: Time charge of .05 hours at 82.00/hr for CC Posting.	\$4.10
12/30/2016		7021 - NE-Internal Labor	Fee Date: 12/30/2016; Fee Type: Technician Hours; Fee Note: Time charge of .13 hours at 82.00/hr for Casework-Reports/Photos.	\$10.66
12/30/2016		7021 - NE-Internal Labor	Fee Date: 12/30/2016; Fee Type: Technician Hours; Fee Note: Time charge of .68 hours at 82.00/hr for Travel Time.	\$55.76
12/30/2016		7021 - NE-Internal Labor	Fee Date: 12/30/2016; Fee Type: Technician Hours; Fee Note: Time charge of .7 hours at 82.00/hr for Travel Time.	\$57.40
01/04/2017		7021 - NE-Internal Labor	Fee Date: 1/4/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.25 hours at 129.00/hr for Casework-Phone Calls.	\$32.25
01/11/2017		7021 - NE-Internal Labor	Fee Date: 1/11/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.70 hours at 129.00/hr for Travel Time.	\$90.30
01/11/2017		7021 - NE-Internal Labor	Fee Date: 1/11/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.83 hours at 129.00/hr for Initial Inspection.	\$107.07
01/12/2017		7021 - NE-Internal Labor	Fee Date: 1/12/2017; Fee Type: Senior Hours; Fee Note: Time charge of 1.50 hours at 129.00/hr for Casework.	\$193.50
01/18/2017		7021 - NE-Internal Labor	Fee Date: 1/18/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.50 hours at 129.00/hr for Follow Up Inspection.	\$64.50
01/18/2017		7021 - NE-Internal Labor	Fee Date: 1/18/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.70 hours at 129.00/hr for Travel Time.	\$90.30



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

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01/18/2017		7021 - NE-Internal Labor	Fee Date: 1/18/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.70 hours at 129.00/hr for Travel Time.	\$90.30
01/19/2017		7021 - NE-Internal Labor	Fee Date: 1/19/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.25 hours at 129.00/hr for Casework-Reports/Photos.	\$32.25
01/23/2017		7021 - NE-Internal Labor	Fee Date: 1/23/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.25 hours at 129.00/hr for .	\$32.25
01/23/2017		7021 - NE-Internal Labor	Fee Date: 1/23/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.70 hours at 129.00/hr for Travel Time.	\$90.30
01/23/2017		7021 - NE-Internal Labor	Fee Date: 1/23/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.25 hours at 129.00/hr for Casework.	\$32.25
01/23/2017		7021 - NE-Internal Labor	Fee Date: 1/23/2017; Fee Type: Supervisor Hours; Fee Note: Time charge of 0.02 hours at 130.00/hr for DataQuick.	\$2.60
05/13/2017		7021 - NE-Internal Labor	Fee Date: 5/13/2017; Fee Type: Supervisor Hours; Fee Note: Time charge of 0.75 hours at 142.00/hr for Follow Up Inspection.	\$106.50
05/13/2017		7021 - NE-Internal Labor	Fee Date: 5/13/2017; Fee Type: Officer Hours; Fee Note: Time charge of 1.0 hours at 128.00/hr for Travel Time.	\$128.00
05/13/2017		7021 - NE-Internal Labor	Fee Date: 5/13/2017; Fee Type: Officer Hours; Fee Note: Time charge of .75 hours at 128.00/hr for Follow Up Inspection.	\$96.00
08/28/2017		7021 - NE-Internal Labor	Fee Date: 8/28/2017; Fee Type: Senior Hours; Fee Note: Time charge of .7 hours at 142.00/hr fo Casework-Meetings.	\$99.40
08/28/2017		7021 - NE-Internal Labor	Fee Date: 8/28/2017; Fee Type: Senior Hours; Fee Note: Time charge of 2.5 hours at 142.00/hr for Follow Up Inspection.	\$355.00



**CODE ENFORCEMENT DEPARTMENT
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08/28/2017		7021 - NE-Internal Labor	Fee Date: 8/28/2017; Fee Type: Senior Hours; Fee Note: Time charge of .7 hours at 142.00/hr fo Travel Time.	\$99.40
08/28/2017		7021 - NE-Internal Labor	Fee Date: 8/28/2017; Fee Type: Officer Hours; Fee Note: Time charge of 2.5 hours at 128.00/hr for Follow Up Inspection.	\$320.00
08/28/2017		7021 - NE-Internal Labor	Fee Date: 8/28/2017; Fee Type: Officer Hours; Fee Note: Time charge of .7 hours at 128.00/hr fo Casework-Meetings.	\$89.60
08/28/2017		7021 - NE-Internal Labor	Fee Date: 8/28/2017; Fee Type: Officer Hours; Fee Note: Time charge of 1.8 hours at 128.00/hr for Travel Time.	\$230.40
08/31/2017		7021 - NE-Internal Labor	Fee Date: 8/31/2017; Fee Type: Officer Hours; Fee Note: Time charge of 1 hours at 128.00/hr for Casework-Reports/Photos.	\$128.00
09/01/2017		7021 - NE-Internal Labor	Fee Date: 9/1/2017; Fee Type: Officer Hours; Fee Note: Time charge of 2.5 hours at 128.00/hr for Casework-Reports/Photos.	\$320.00
09/01/2017		7021 - NE-Internal Labor	Fee Date: 9/1/2017; Fee Type: Officer Hours; Fee Note: Time charge of 1 hours at 128.00/hr for Casework-Research.	\$128.00
12/26/2019		7021 - NE-Internal Labor	Labor charged on: 12/26/2019 for James (Danny) Pike of 0.41 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework	\$53.33
02/20/2020		7021 - NE-Internal Labor	Labor charged on: 02/20/2020 for James (Danny) Pike of 0.41 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework	\$53.33
Labor Hours Subtotal				\$3,574.94



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

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REMITTANCE INFORMATION

Please remit payment and include this sheet

REMITTANCE INFORMATION

Make checks payable and remit to:
Riverside County Code Enforcement
Department
Attn: Administrative Services
4080 Lemon Street, 3rd Floor
P.O. Box 1469
Riverside, CA 92502

Subtotal	\$3,574.94
Payments/Credits	\$0.00
TOTAL DUE NOW	\$3,574.94

CLAIM SUMMARY

Date: May 16, 2023
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 571560002
Last Assessee: GARNER JOHN ESTATE OF
Sale Date: 4/27/2023
Item Number: 182

RECEIVED
2023 JUL 26 PM 2:43
RIVERSIDE COUNTY
TREASURER & TAX COLLECTOR

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

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

1. Grant Deed granting interest to John Garner, an unmarried man as Document Number: 2016-0165516, recorded on 4/26/2016 in Riverside County, CA.
2. Order Determining Succession to Real Property for the Estate of John Michael Garner granting the above referenced APN to John Robert Garner as Document Number: 2023-0138932, recorded on 5/15/2023 in Riverside County, CA.
3. IRS form 1040A referencing John R. Garner reporting to the **1758 N. 8th Circle, Port Hueneme CA 93041** address, which is one and the same address listed on the above referenced Order for John Robert Garner as Petitioner.
4. Affidavit signed by John Robert Garner declaring under penalty of perjury his identity.
5. Assignment of Rights To Collect Excess Proceeds signed by John Robert Garner
6. Claim form(s) signed by Global Discoveries, Ltd.
7. Photo ID for Assignor: John Robert Garner

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

- One warrant in the amount of \$107,852.00 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: 7022-2410-0002-4727-0448



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 571560002 Tax Sale Number TC219, Item 182 sold at public auction on 4/27/2023. I understand that the total of excess proceeds available for refund is \$ 107,852.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify 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 I am assigning.

[Signature]
(Signature of Party of Interest/Assignor)
Tax ID/SS# [Redacted]

05/04/23
(Date)

John Robert Garner
(Name Printed)
124 Calle De La Rosa
(Address)
Camarillo, CA, 93012
(City/State/Zip)
(805) 616-0776
(Area Code/Telephone Number)

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 California

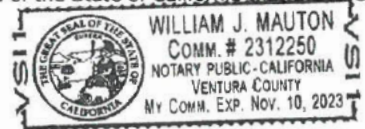
County of Ventura

On May 4, 2023 before me, William J. Mauton, Notary Public, personally appeared
(Date) John Robert Garner (here insert name and title of the officer)

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

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

WITNESS my hand and official seal.
[Signature] (seal)
Signature of Notary Public



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature]
(Signature of Assignee)
Tax ID/SS# [Redacted]

Jed Byerly, Managing Member of Global Discoveries Ltd.
(Name Printed)
P.O. Box 1748
(Address)
Modesto, CA 95353-1748
(City/State/Zip)
Phone: (209) 593-3913

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 CALIFORNIA

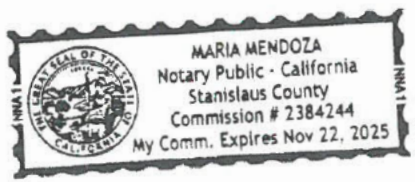
County of STANISLAUS

On 5/16/23 before me, Maria Mendoza, NOTARY PUBLIC, personally appeared
(Date) Jed Byerly (here insert name and title of the officer)

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

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

WITNESS my hand and official seal.
[Signature] (seal)
Signature of Notary Public
117-174 (3/85) (Ret-Perm)



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 571560002 Tax Sale Number TC 219, Item 182 sold at public auction on 4/27/2023. I understand that the total of excess proceeds available for refund is \$ 106,994.84+/-, 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. I have been informed that I can file a claim for the excess proceeds directly with the county at no cost. I certify 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 I am assigning.

(Signature of Party of Interest (Assignor))

4/28/25 (Date)

John Robert Garner (Name Printed)

Tax ID/SS#

124 Calle De La Rosa (Address)

Camarillo, CA, 93012 (City/State/Zip)

(323) 594-1336 (Area Code/Telephone Number)

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 CALIFORNIA

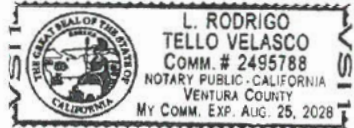
County of VENTURA

On APRIL 28th, 2025 before me, L. RODRIGO TELLO VELASCO, Notary Public, personally appeared

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

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

WITNESS my hand and official seal. Signature of Notary Public



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

(Signature of Assignee)

Jed Byerly, Managing Member of Global Discoveries Ltd. (Name Printed)

Tax ID/SS#

P.O. Box 1748 (Address)

Modesto, CA 95353-1748 (City/State/Zip)

Phone: (209) 593-3913

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 CALIFORNIA

County of STANISLAUS

On 4/29/25 before me, Maria Mendoza, Notary Public, personally appeared

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

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

WITNESS my hand and official seal. Signature of Notary Public



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 219 Item 182 Parcel Identification Number: 571560002

Assessee: GARNER JOHN ESTATE OF

Situs: 40550 REED VALLEY RD AGUANGA CA 92536-9794

Date Sold: 4/27/2023

Date Deed to Purchaser Recorded: 6/20/23

Final Date to Submit Claim: 6/20/24

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$107,852.00 from the sale of the above-mentioned real property. I/We were the () lienholder(s), Property Owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2016-0165516 recorded on 4/26/2016. 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.

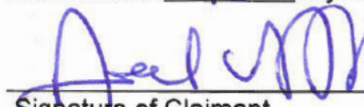
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

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 16th day of May, 2023 at Stanislaus CA
County, State


Signature of Claimant
Tax ID # [REDACTED]

Signature of Claimant

Jed Byerly, Managing Member
Global Discoveries Ltd.

Print Name

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

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

John Garner
7341 Colonial Drive
Thousand Palms, CA 92276

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARY #880

TRA 071-308

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 73716000316RCM

Escrow No.: 16-1403ES

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$145.75

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of AND

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

Anthony L. Castaneda, a single man
hereby GRANT(s) to: John Garner, an unmarried man

the real property in the County of ^{Riverside} ~~San Diego~~, State of California, described as: The Northeast Quarter of the Northwest Quarter of the Northwest of the Southwest Quarter of Section 25, Township 7 South, Range 1 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to official plat thereof.

Except any mobilehome or manufacturing housing unit and appurtenances. if any, located on said land.

Also Known as: 40550 Reed Valley Road, Aguanga, CA 92536
AP#: 571-560-002-6

Dated February 22, 2016

Anthony L. Castaneda
Anthony L. Castaneda

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 CALIFORNIA
COUNTY OF RIVERSIDE

On 03-17-2016 before me, MARY ANN PANKONIN A Notary Public personally appeared ANTHONY L. CASTANEDA who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Mary Ann Pankonin (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

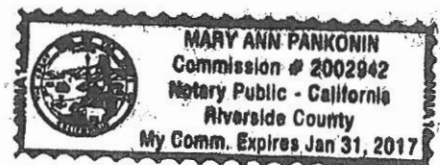




EXHIBIT A

Order No.: 73716000316

For APN/Parcel ID(s): 571-560-002-6

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPT ANY MOBILE HOME OR MANUFACTURED HOUSING UNIT AND APPURTENANCES, IF ANY, LOCATED ON SAID LAND.

RECORDING REQUESTED BY:

Global Discoveries, Ltd.

WHEN RECORDED MAIL TO:

Global Discoveries, Ltd
1120 13th Street, Suite A
Modesto, CA 95354

2023-0138932

05/15/2023 04:04 PM

*****Customer Copy Label*****

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE OF DOCUMENT

Order Determining Succession to Real Property

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, and State Bar number):

After recording, return to:

John Robert Garner
1758 N. 8th Circle
Port Hueneme, CA 93041

Prepared by: A PEOPLE'S CHOICE
5755 Valentine Road, #303
Ventura, CA 93003
Tel: 805-985-9588; 805-548-5540
Vta Co. LDA #5

TEL NO.: (805) 946 3628 FAX NO. (optional):

E-MAIL ADDRESS (optional): laraebubert@gmail.com

ATTORNEY FOR (name): Petitioner in Pro Per

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside

STREET ADDRESS: 41002 County Center Drive #100

MAILING ADDRESS:

CITY AND ZIP CODE: Temecula, California 92591

BRANCH NAME: Temecula

FOR RECORDER'S USE ONLY

MATTER OF (name): John Michael Garner

CASE NUMBER:

MCP 1700181

DECEDENT

ORDER DETERMINING SUCCESSION TO REAL PROPERTY

And Personal Property
(Estates of \$150,000 or Less)

FOR COURT USE ONLY

1. Date of hearing: 6-1-17 Time: 8:30
Dept./Room: T1
Judicial Officer (name): Mark A. Cope

THE COURT FINDS

- 2. All notices required by law have been given.
- 3. Decedent died on (date): June 08, 2016
 - a. a resident of the California county named above.
 - b. a nonresident of California and owned property in the county named above.
 - c. Intestate. testate.
- 4. At least 40 days have elapsed since the date of decedent's death.
- 5. a. No proceeding for the administration of decedent's estate is being conducted or has been conducted in California.
- b. Decedent's personal representative has filed a consent to use the procedure provided in Probate Code section 13150 et seq.
- 6. The gross value of decedent's real and personal property in California, excluding property described in Probate Code section 13050, did not exceed \$150,000 as of the date of decedent's death.
- 7. Each petitioner is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real and personal property described in item 9a because each petitioner is:
 - a. (will) a beneficiary who succeeded to the property under decedent's will.
 - b. (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.

THE COURT FURTHER FINDS AND ORDERS

- 8. No administration of decedent's estate is necessary in California.
- 9. a. The real and personal property described in Attachment 9a described as follows is property of decedent passing to each petitioner (give legal description of real property).

b. Each petitioner's name and specific property interest is stated in Attachment 9b. is as follows (specify):

John Robert Garner, Son of decedent, 100%

10. Other orders are stated in Attachment 10.

11. Number of pages attached: 1

Date: 6-1-17

Mark A. Cope
JUDICIAL OFFICER

SIGNATURE FOLLOWS LAST ATTACHMENT

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
JUN 01 2017
C. Smith

JUN 01 2017

DW
MAR 20 2017

SHORT TITLE:

Estate of John Michael Garner

CASE NUMBER:

MCP1700181

ATTACHMENT (Number): 9A

(This Attachment may be used with any Judicial Council form.)

ATTACHMENT 9A TO ORDER

Property of Estate:

Real property commonly known as 40550 Reed Valley Road, Aguanga, CA, 92536

A.P.N. 571-560-002-6

Legally described as: The Northeast Quarter of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 25, Township 7 South, Range 1 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to official plat thereof.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page ____ of ____
(Add pages as required)

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

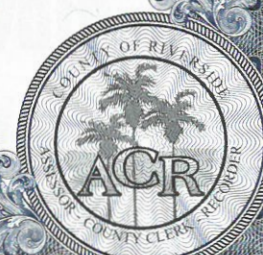
3052016119018

CERTIFICATE OF DEATH

3201633006998

Form containing fields for decedent's personal data, residence, informant, spouse, funeral director, place of death, cause of death, physician's certification, and coroner's use only.

INFORMATIONAL NOT A VALID DOCUMENT TO ESTABLISH IDENTITY



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

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

MAY 12 2023

DATE ISSUED

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



035222947

Peter Aldana ASSESSOR-COUNTY CLERK-RECORDER RIVERSIDE COUNTY, CALIFORNIA

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CARIVERS02

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

PHYSICIAN/CORONER'S AMENDMENT

NO ERASURES, WHITEOUTS, PHOTOCOPIES,
OR ALTERATIONS

3052016119018

STATE FILE NUMBER

1.1

3201633006998

LOCAL REGISTRATION NUMBER

BIRTH DEATH FETAL DEATH

TYPE OR PRINT CLEARLY IN BLACK INK ONLY – THIS AMENDMENT BECOMES AN ACTUAL PART OF THE OFFICIAL RECORD

PART I INFORMATION TO LOCATE RECORD

INFORMATION AS IT APPEARS ON ORIGINAL RECORD	1A. NAME—FIRST JOHN	1B. MIDDLE MICHAEL	1C. LAST GARNER	2. SEX M
	3. DATE OF EVENT—MM/DD/CCYY 06/08/2016	4. CITY OF EVENT AGUANGA	5. COUNTY OF EVENT RIVERSIDE	

PART II STATEMENT OF CORRECTIONS

6. CERTIFICATE ITEM NUMBER	7. INFORMATION AS IT APPEARS ON ORIGINAL RECORD	8. INFORMATION AS IT SHOULD APPEAR
107A	PENDING	ACUTE HEROIN AND METHAMPHETAMINE INTOXICATION 20F2
107AT	-	UNK
112		NONE
113		NO
119	PENDING INVESTIGATION	ACCIDENT
120		NO
121		06/08/2016
122		UNK
123		RESIDENCE
124		SELF ADMINISTERED LETHAL DOSE OF ILLICIT DRUGS.
125		40550 REED VALLEY ROAD, AGUANGA, CA 92536

LIST ONE ITEM PER LINE

INFORMATIONAL,
NOT A VALID DOCUMENT
TO ESTABLISH IDENTITY

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DECLARATION OF CERTIFYING PHYSICIAN OR CORONER	9. SIGNATURE OF CERTIFYING PHYSICIAN OR CORONER	10. DATE SIGNED—MM/DD/CCYY 07/26/2016	11. TYPED OR PRINTED NAME AND TITLE/DEGREE OF CERTIFIER DEPUTY CORONER	
	12. ADDRESS—STREET and NUMBER 800 SOUTH REDLANDS AVE	13. CITY PERRIS	14. STATE CA	15. ZIP CODE 92570
STATE/LOCAL REGISTRAR USE ONLY	16. OFFICE OF VITAL RECORDS OR LOCAL REGISTRAR		17. DATE ACCEPTED FOR REGISTRATION—MM/DD/CCYY 07/27/2016	

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

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

MAY 12 2023

DATE ISSUED

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035222948

Peter Aldana
PETER ALDANA
ASSESSOR-COUNTY CLERK-RECORDER
RIVERSIDE COUNTY, CALIFORNIA



CARIVERS02

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE