



Electronically  
Recorded in Official Records  
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2023-0230858

RECORDING REQUESTED BY

Chicago Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME **Gustavo Angel Hernandez Valle Jr.**

STREET ADDRESS **995 S. Sutter Creek Rd.**

CITY, STATE & ZIP CODE **Anaheim, CA 92804**

09/18/2023

02:33 PM

SAN

14311

Titles: 2 Pages: 9

Fees	\$52.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
<b>Total</b>	<b>\$52.00</b>

SPACE ABOVE FOR RECORDER'S USE ONLY

**Bond for lost Trust Deed Note  
and/or Lost Deed of Trust and  
Declaration Accompanying Corporate Bond**

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

Reason for Exemption:

- Exempt from fee per GC 27388.1, recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT), or
- Exempt from fee per GC 27388.1, recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier, or
- Exempt from fee per GC 27388.1, recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on \_\_\_\_\_(date) as document number \_\_\_\_\_of Official Records. (Cap. \$225.00)
- Exempt from fee per GC 27388.1, fee cap of \$225.00 reached, and/or
- Exempt from fee per GC 27388.1, not related to real property

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

BOND FOR LOST TRUST DEED NOTE AND/OR LOST DEED OF TRUST

Bond No. 72BSBJC4241  
Premium: \$ 846

KNOW ALL MEN BY THESE PRESENTS:

That Gustavo Angel Hernandez Valle Jr. as Principal, and Hartford Fire Insurance Company as Surety, are held and firmly bound to Chicago Title Company, a California Corporation hereinafter referred to as either Trustee or Obligee, in the penal sum of Forty-Two Thousand Three Hundred (\$42,300) lawful money of the United States of America, for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, firmly by these presents.

The condition of the above obligation is such that:

WHEREAS, on August 27, 2003, Gustavo Angel Hernandez Valle Jr. executed a certain promissory note in the principal sum of \$21,150.00 payable to the order of Jimmy F. Bowers and Joyce E. Bowers with interest from date of execution as in said note provided, the payment of said note being secured by deed of trust of even date therewith, executed by said Gustavo Angel Hernandez Valle Jr. to Jimmy F. Bowers and Joyce E. Bowers therein described, said deed of trust having been filed on October 21, 2003 and recorded in Book n/a, Page n/a, Document or Instrument No. 2003-0793491 of Official Records, San Bernardino County, California, to which record reference is hereby made, which note was later paid, and did not request said Trustee to convey the property then held thereunder; and

WHEREAS, by reason of said note not being produced, the ownership thereof cannot be established to the satisfaction of said Trustee and it therefore cannot be determined that said request for reconveyance is executed by the present owner of said note as required by said deed of trust; and

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE, that if the Principal, their heirs, legal representatives, successors or assigns or any of them, shall in case the said mislaid, lost, stolen or destroyed trust deed note be found or come into hands or under the control of any of them, deliver or cause the same to be delivered unto the Obligee in order to be cancelled, together with a valid request for reconveyance if required by Obligee, and shall also at all times, defend, indemnify and save harmless the Chicago Title Company, a California Corporation the Obligee, from and against any and all claims, actions and suits, whether groundless or otherwise, and from and against any and all liabilities, losses, damages, cost, charges, counsel fees and other expenses of every nature and character by reason of the misplacement, loss, theft or destruction of said trust deed note or the issuance by Obligee of a full reconveyance without insisting upon the surrender of said original trust deed note and without receipt of a request for reconveyance know to be valid, whether or not caused by based upon or arising out of inadvertence, litigation, accident, oversight or neglect on the part of the Obligee, or its officers, agents, employees and/or omission or failure to inquire into, contest to right of any applicant to receive any payment, credit, transfer, registration exchange or delivery in respect of said original trust deed note, said deed of trust and/or caused by, based upon or arisen out of any other matter or thing whatsoever, this obligation shall be void; otherwise, it shall remain in full force and effect.

SIGNED AND SEALED AND DATED THIS 14th day of September, 2023

Gustavo Angel Hernandez Valle Jr.

Principal

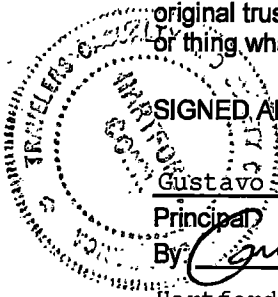
By: 

Hartford Fire Insurance Company

Surety.

By: 

John Strong, Attorney-in-Fact



GOVERNMENT CODE 27361.7

I CERTIFY UNDER THE PENALTY OF PURJURY THAT THE ILLEGIBLE  
PORTION OF THIS DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED  
READS AS FOLLOWS:

Original Trust deed  
Or thing whatsoever  
Signed and sealed and dated this  
Gustavo Angel Hernandez Valle Jr.  
Principal  
By: Gustavo Angel Hernandez Valle Jr.  
Hartford Fire Insurance Company

Stamp information  
Travelers Casualty and Surety Company of America \* Hartford Conn.

PLACE OF EXECUTION: IRVINE, CALIFORNIA

DATE: 9/18/2023

BY:   
Luis Tobias

### ACKNOWLEDGMENT

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.

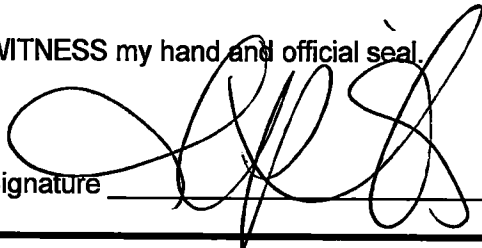
State of California  
County of Los Angeles )

On 9/14/2023 before me, Rocio Avila, Notary Public  
(insert name and title of the officer)

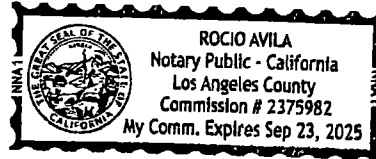
personally appeared JOHN STRONG,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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)



### ACKNOWLEDGMENT

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 Orange

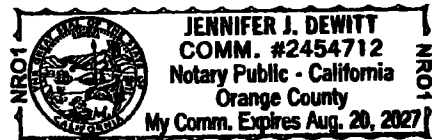
On 9.14.23 before me, Jennifer J. DeWitt, Notary Public  
(insert name and title of the officer)

personally appeared Gustavo Angel Hernandez Valle Jr  
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 Jennifer J. DeWitt (Seal)



Direct Inquiries/Claims to:  
**THE HARTFORD**  
BOND, T-11  
One Hartford Plaza  
Hartford, Connecticut 06155  
Bond.Claims@thehartford.com  
call: 888-266-3488 or fax: 860-757-5835

# POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOND SVCS OF CA INS AGCY & BRKG LL  
Agency Code: 72-254865

- Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint John Strong

its true and lawful Attorney-in-Fact, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge the following bond, undertaking, contract or written instrument:

Bond No. 72BSBJC4241

Naming Gustavo Angel Hernandez Valle Jr. as Principal,  
and Chicago Title Company, a California Corporation as Obligee,

in the amount of See Bond Form(s) on behalf of Company in its business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*Shelby Wiggins*

Shelby Wiggins, Assistant Secretary

*Joelle L. LaPierre*

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



*Jessica Ciccone*

Jessica Ciccone  
My Commission HH 122280  
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of September 14, 2023

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozois*

Keith D. Dozois, Assistant Vice President

GOVERNMENT CODE 27361.7

I CERTIFY UNDER THE PENALTY OF PURJURY THAT THE ILLEGIBLE PORTION OF THIS DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:


May 23, 2016 the companies  
Affixed, duly attested by its Assistant  
Unambiguously affirm that they are  
Hartford Insurance Company of the Southeast Florida Incorporated \* 1979  
Is a true and correct  
Hartford Insurance Company of the Southeast Florida Incorporated \* 1979  
Keith Dozois

Stamp 1 information  
Travelers Casualty and Surety Company of America \* Hartford Conn.

Stamp 2 information  
Travelers Casualty and Surety Company of America \* Hartford Conn.

PLACE OF EXECUTION: IRVINE, CALIFORNIA

DATE: 9/18/2023

BY:   
Luis Tobias

**RECORDED AT THE REQUEST OF  
CHICAGO TITLE COMPANY**

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Gustavo Angel Hernandez Valle Jr.  
995 S. Sutter Creek Rd.  
Anaheim, CA 92804

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DECLARATION ACCOMPANYING CORPORATE BOND  
And Accompanying Substitution of Title Insurance Company as Trustee  
Civil Code Section 2941.7(f)**

The undersigned declare(s):

1. This declaration pertains to a deed of trust (the "Deed of Trust") recorded on October 21, 2023 as Instrument No. 2003-0793491, Official Records of San Bernardino County, California.

2. The undersigned is(are) the trustor and/or current owner of the property described in the Deed of Trust.

3. This declaration and the accompanying corporate bond are recorded pursuant to California Civil Code Section 2941.7 and 2941.7(f), and the bond is for a period of five or more years.

4. The name(s) of the original trustor(s) is(are) Gustavo Angel Hernandez Valle Jr.

5. The name(s) of the original beneficiary(ies) is(are) Jimmy F. Bowers and Joyce E. Bowers.

6. The name(s) and address(es) of the undersigned is(are):

Gustavo Angel Hernandez Valle Jr.

995 S. Sutter Creek Rd, Anaheim, CA 92804

Name

Address

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

7. The obligation secured by the Deed of Trust has been fully satisfied and/or the present trustee of record and/or the present beneficiary of record cannot be located after diligent search.

8. The title insurance company being substituted in the accompanying substitution of trustee has accepted the substitution.

9. I/We have mailed by certified mail, return receipt requested, to the last address of the person to whom payments under the Deed of Trust were made and to the last beneficiary of record at the address for such beneficiary shown on the instrument creating, assigning, or conveying the interest, a notice of recording a declaration and bond under this section and informing the recipient of the name and address of the trustee, and of the right to notify the trustee in writing of any objection to the reconveyance of the Deed of Trust.



Said notices were mailed as set forth below:

<u>9-14-23</u>	<u>Jimmy F. Bowers &amp; Joyce E. Bowers</u>	<u>3149 Mt. View Rd El Monte CA, 91732</u>
Date	Name	Address
_____	_____	_____
Date	Name	Address
_____	_____	_____
Date	Name	Address
_____	_____	_____

- 10. The above addresses are all the addresses that I/We have used to correspond with or contact the beneficiary.
- 11. I/We have checked the telephone directory in the city where the beneficiary maintained the beneficiary's last known address or place of business and did not find a listing for the beneficiary.
- 12. In the event the beneficiary or the beneficiary's successor in interest is a corporation, I/we checked the records of the California Secretary of State and the secretary of state in the state of incorporation, if known, and found no additional information about the beneficiary.
- 13. In the event the beneficiary is a state or national bank or a state or federal savings and loan association, I/we made inquiry of the regulatory authority of such bank or savings and loan association, and found no additional information about the beneficiary.

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

Dated: 09-14-2023

*Gustavo Angel Hernandez Valle Jr.*

Gustavo Angel Hernandez Valle Jr.

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 Orange ) SS.

On 9.14.23 before me, Jennifer J. DeWitt, Notary Public, Notary Public, personally appeared Gustavo Angel Hernandez Valle Jr

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 Jennifer J. DeWitt



FOR NOTARY STAMP