

1. ESTATE OF MILLER, 23PR0288

Petition for Final Distribution

TENTATIVE RULING # 1: ABSENT OBJECTION, PETITION GRANTED AS REQUESTED.

2. GUARDIANSHIP OF RYLEIGH S., 24PR0009

Petition to Appoint Guardian

On August 23, 2024, the court issued Letters of Temporary Guardianship of the person.

The court is in receipt of the court investigator's report and the CLETS criminal background check.

TENTATIVE RULING # 2: APPEARANCES ARE REQUIRED AT 8:30 A.M., FRIDAY, OCTOBER 25, 2024, IN DEPARTMENT FOUR.

3. GUARDIANSHIP OF TRISTAN K., SP20170036

Annual Status Review Hearing

To date, there is no proof of service in the court's file showing that the father of the minor was served with notice of the continued hearing.

TENTATIVE RULING # 3: APPEARANCES ARE REQUIRED AT 8:30 A.M., FRIDAY, OCTOBER 25, 2024, IN DEPARTMENT FOUR.

4. MATTER OF THE DONALD S. OSER TRUST, 24PR0223**Petition for Order Confirming Trust, Successor Trustee, and Trust Assets**

Petitioner seeks an order confirming that: (1) the Donald S. Oser Trust dated October 2, 1997, is valid; (2) the First Amendment and Restatement dated June 12, 2014, is valid; (3) the Second Amendment dated June 24, 2017, is valid; (4) the real property located at 4055 Greenwood Road in South Lake Tahoe, California,¹ shall be confirmed as an asset of the Donald S. Oser Trust dated October 2, 1997, and that Mark Oser, the successor trustee of the Donald S. Trust dated October 2, 1997, shall hold, administer, and distributed as provided for therein; (5) petitioner, as personal representative of the decedent's estate be empowered to sign and all documents necessary to convey said real property and personal property to Mark Oser, successor trustee of the Donald S. Oser Trust dated October 2, 1997; and (6) any real and personal property, later discovered titled in the name of Donald S. Oser, an individual, be forthwith transferred to Mark Oser, successor trustee of the Donald S. Oser Trust dated October 2, 1997. No objections have been raised.

Absent objection, the court grants the first, second, third, and sixth requests.

As it relates to the fourth and fifth requests, the court notes that petitioner did not provide any deed establishing that the decedent was the owner of the Greenwood Road property at the time of his death. The court, on its own motion, continues the matter to November 8, 2024, so that petitioner may submit proof of the decedent's ownership of the Greenwood Road property.

¹ Said property is more particularly described as follows: In the State of California, County of El Dorado, City of South Lake Tahoe more particularly described as: Lot 28, of Katherine S. Hill Re-Subdivision of Lots 2, 3, 4, 5, 6, 7, and 8, of Block A of the First Subdivision of Lakeside Park, as said lots are designated and numbered on the Official Map of said Re-Subdivision filed in the office of the County Recorder of the County of El Dorado, State of California, on April 10, 1937, in Map Book A, at Page 24. APN# 029-604-022.

TENTATIVE RULING # 4: ABSENT OBJECTION, THE COURT GRANTS THE PETITION TO CONFIRM THAT THE DONALD S. OSER TRUST DATED OCTOBER 2, 1997, THE FIRST AMENDMENT AND RESTATEMENT DATED JUNE 12, 2014, AND THE SECOND AMENDMENT DATED JUNE 24, 2017, ARE VALID. THE COURT ALSO GRANTS THE PETITION TO CONFIRM THAT ANY REAL AND PERSONAL PROPERTY, LATER DISCOVERED TITLED IN THE NAME OF DONALD S. OSER, AN INDIVIDUAL, BE FORTHWITH TRANSFERRED TO MARK OSER, SUCCESSOR TRUSTEE OF THE DONALD S. OSER TRUST DATED OCTOBER 2, 1997. THE COURT, ON ITS OWN MOTION, CONTINUES THE MATTER TO 8:30 A.M., FRIDAY, NOVEMBER 8, 2024, SO THAT PETITIONER MAY SUBMIT PROOF OF THE DECEDENT'S OWNERSHIP OF THE GREENWOOD ROAD PROPERTY.