

DE-111

ATTORNEY OR PARTY WITHOUT ATTORNEY: STATE BAR NO. 170074 NAME: George M. Halimi, Esq. FIRM NAME: STREET ADDRESS: 1999 Avenue of the Stars, Suite 1100 CITY: Los Angeles STATE: CA ZIP CODE: 90067 TELEPHONE NO.: (310) 553-5562 FAX NO.: (323) 889-1212 E-MAIL ADDRESS: halimilaw@yahoo.com ATTORNEY FOR (name): Petitioner, Polly Mallett		FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO SAN BERNARDINO DISTRICT MAR 22 2022 BY: <u>Jennifer Eldon</u> Jennifer Eldon, Deputy
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO STREET ADDRESS: 247 West 3rd St, MAILING ADDRESS: CITY AND ZIP CODE: San Bernardino, CA 92415 BRANCH NAME: Central		
ESTATE OF (name): DEBORA JENNINGS aka DE'BORA JENNINGS DECEDENT		
PETITION FOR (BY FAX) <input type="checkbox"/> Probate of <input type="checkbox"/> Lost Will and for Letters Testamentary- <input type="checkbox"/> Probate of <input type="checkbox"/> Lost Will and for Letters of Administration <input checked="" type="checkbox"/> with Will Annexed <input checked="" type="checkbox"/> Letters of Administration <input type="checkbox"/> with general powers <input checked="" type="checkbox"/> Letters of Special Administration <input type="checkbox"/> with general powers <input checked="" type="checkbox"/> Authorization to Administer Under the Independent Administration of Estates Act <input checked="" type="checkbox"/> with limited authority		CASE NUMBER: PROSB2200328 HEARING DATE AND TIME: April 25, 2022 9AM DEPT.: 537

1. Publication will be in (specify name of newspaper): ☒

- a. ☐ Publication requested.
 b. ☐ Publication to be arranged.

2. Petitioner (name each):
Polly Mallett

requests that

- a. ☐ decedent's will and codicils, if any, be admitted to probate.
 b. (name): Polly Mallett
 (1) ☐ executor
 (2) ☐ administrator with will annexed
 (3) ☒ administrator
 (4) ☐ special administrator ☐ with general powers
 and Letters issue upon qualification.

- c. ☐ full ☒ limited authority be granted to administer under the Independent Administration of Estates Act.
 d. (1) ☒ bond not be required for the reasons stated in item 3a. (See Attachment 2(d)1)
 (2) ☐ \$ bond be fixed. The bond will be furnished by an admitted surety insurer or as otherwise provided by law. (Specify reasons in Attachment 2 if the amount is different from the maximum required by Prob. Code, § 8482.)
 (3) ☐ \$ in deposits in a blocked account be allowed. Receipts will be filed.
 (Specify institution and location):

3. a. Decedent died on (date): 11/17/2020 at (place): County of San Bernardino, California
 (1) ☒ a resident of the county named above.
 (2) ☐ a nonresident of California and left an estate in the county named above located at (specify location permitting publication in the newspaper named in item 1):

- b. ☐ Decedent was a citizen of a country other than the United States (specify country):

- c. Street address, city, and county of decedent's residence at time of death (specify):
 12375 Alderbrook Dr., Rancho Cucamonga, CA 91739

NOTICE: This Case is assigned to Dept 537
 for all purposes and is subject to CCP 170.8(2)
 Judge: Reilly, Tava

be appointed

ESTATE OF (name):	DEBORA JENNINGS aka DE'BORA JENNINGS DECEDENT	CASE NUMBER:
-------------------	--	--------------

3. d. **Character and estimated value of the property of the estate** (complete in all cases):

- (1) Personal property: \$ Unknown
- (2) Annual gross income from
- (a) real property: \$ Unknown
- (b) personal property: \$ Unknown
- (3) **Subtotal** (add (1) and (2)): \$ Unknown
- (4) Gross fair market value of real property: \$ Unknown
- (5) (Less) Encumbrances: (\$ Unknown)
- (6) Net value of real property: \$ Unknown
- (7) **Total** (add (3) and (6)): \$ Unknown

- e. (1) ☐ Will waives bond. ☐ Special administrator is the named executor, and the will waives bond.
- (2) ☐ All beneficiaries are adults and have waived bond, and the will does not require a bond. (Affix waiver as Attachment 3e(2).)
- (3) ☐ All heirs at law are adults and have waived bond. (Affix waiver as Attachment 3e(3).)
- (4) ☐ Sole personal representative is a corporate fiduciary or an exempt government agency.
- f. (1) ☐ Decedent died intestate.
- (2) ☐ Copy of decedent's will dated: ☐ codicil dated (specify for each):

are affixed as Attachment 3f(2). (Include typed copies of handwritten documents and English translations of foreign-language documents.)

☐ The will and all codicils are self-proving (Prob. Code, § 8220).

- (3) ☐ The original of the will and/or codicil identified above has been lost. (Affix a copy of the lost will or codicil or a written statement of the testamentary words or their substance in Attachment 3f(3), and state reasons in that attachment why the presumption in Prob. Code, § 6124 does not apply.)

g. **Appointment of personal representative** (check all applicable boxes):

- (1) Appointment of executor or administrator with will annexed:
- (a) ☐ Proposed executor is named as executor in the will and consents to act.
- (b) ☐ No executor is named in the will.
- (c) ☐ Proposed personal representative is a nominee of a person entitled to Letters. (Affix nomination as Attachment 3g(1)(c).)
- (d) ☐ Other named executors will not act because of ☐ death ☐ declination ☐ other reasons (specify):

☐ Continued in Attachment 3g(1)(d).

- (2) Appointment of administrator:
- (a) ☒ Petitioner is a person entitled to Letters. (If necessary, explain priority in Attachment 3g(2)(a).)
- (b) ☐ Petitioner is a nominee of a person entitled to Letters. (Affix nomination as Attachment 3g(2)(b).)
- (c) ☐ Petitioner is related to the decedent as (specify):
- (3) ☐ Appointment of special administrator requested. (Specify grounds and requested powers in Attachment 3g(3).)
- (4) ☐ Proposed personal representative would be a successor personal representative.

h. Proposed personal representative is a

- (1) ☒ resident of California.
- (2) ☐ nonresident of California (specify permanent address):

- (3) ☒ resident of the United States.
- (4) ☐ nonresident of the United States.

ESTATE OF (name):

DEBORA JENNINGS aka DE'BORA JENNINGS
DECEDENT

CASE NUMBER:

4. ☐ Decedent's will does not preclude administration of this estate under the Independent Administration of Estates Act.
5. a. Decedent was survived by (check items (1) or (2), and (3) or (4), and (5) or (6), and (7) or (8))
- (1) ☐ spouse.
- (2) ☒ no spouse as follows:
- (a) ☐ divorced or never married.
- (b) ☒ spouse deceased.
- (3) ☐ registered domestic partner.
- (4) ☒ no registered domestic partner. (See Fam. Code, § 297.5(c); Prob. Code, §§ 37(b), 6401(c), and 6402.)
- (5) ☒ child as follows:
- (a) ☒ natural or adopted.
- (b) ☐ natural adopted by a third party.
- (6) ☐ no child.
- (7) ☐ issue of a predeceased child.
- (8) ☒ no issue of a predeceased child.
- b. Decedent ☐ was ☒ was not survived by a stepchild or foster child or children who would have been adopted by decedent but for a legal barrier. (See Prob. Code, § 6454.)
6. (Complete if decedent was survived by (1) a spouse or registered domestic partner but no issue (only a or b apply), or (2) no spouse, registered domestic partner, or issue. (Check the first box that applies):
- a. ☐ Decedent was survived by a parent or parents who are listed in item 8.
- b. ☐ Decedent was survived by issue of deceased parents, all of whom are listed in item 8.
- c. ☐ Decedent was survived by a grandparent or grandparents who are listed in item 8.
- d. ☐ Decedent was survived by issue of grandparents, all of whom are listed in item 8.
- e. ☐ Decedent was survived by issue of a predeceased spouse, all of whom are listed in item 8.
- f. ☐ Decedent was survived by next of kin, all of whom are listed in item 8.
- g. ☐ Decedent was survived by parents of a predeceased spouse or issue of those parents, if both are predeceased, all of whom are listed in item 8.
- h. ☐ Decedent was survived by no known next of kin.
7. (Complete only if no spouse or issue survived decedent.)
- a. ☐ Decedent had no predeceased spouse.
- b. ☐ Decedent had a predeceased spouse who
- (1) ☐ died not more than 15 years before decedent and who owned an interest in **real property** that passed to decedent,
- (2) ☐ died not more than five years before decedent and who owned **personal property** valued at \$10,000 or more that passed to decedent, (If you checked (1) or (2), check only the first box that applies):
- (a) ☐ Decedent was survived by issue of a predeceased spouse, all of whom are listed in item 8.
- (b) ☐ Decedent was survived by a parent or parents of the predeceased spouse who are listed in item 8.
- (c) ☐ Decedent was survived by issue of a parent of the predeceased spouse, all of whom are listed in item 8.
- (d) ☐ Decedent was survived by next of kin of the decedent, all of whom are listed in item 8.
- (e) ☐ Decedent was survived by next of kin of the predeceased spouse, all of whom are listed in item 8.
- (3) ☐ neither (1) nor (2) apply.
8. Listed on the next page are the names, relationships to decedent, ages, and addresses, so far as known to or reasonably ascertainable by petitioner, of (1) all persons mentioned in decedent's will or any codicil, whether living or deceased; (2) all persons named or checked in items 2, 5, 6, and 7; and (3) all beneficiaries of a trust named in decedent's will or any codicil in which the trustee and personal representative are the same person.

ESTATE OF (name):	DEBORA JENNINGS aka DEBORA JENNINGS DECEDENT	CASE NUMBER:
-------------------	---	--------------

8. Name and relationship to decedent Age Address
 See Attachment 8

☐ Continued on Attachment 8.

9. Number of pages attached: _____

Date:

George M. Halimi, Esq.

(TYPE OR PRINT NAME OF ATTORNEY)

George M. Halimi

(SIGNATURE OF ATTORNEY)*

* (Signatures of all petitioners are also required. All petitioners must sign, but the petition may be verified by any one of them (Prob. Code, §§ 1020, 1021; Cal. Rules of Court, rule 7.103).)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

Polly Mallett

(TYPE OR PRINT NAME OF PETITIONER)

Polly Mallett

(SIGNATURE OF PETITIONER)

(TYPE OR PRINT NAME OF PETITIONER)

(SIGNATURE OF PETITIONER)

Signatures of additional petitioners follow last attachment.

ATTACHMENT "2d(1)"

The decedent died on November 17, 2020. Petitioner is a creditor of the Decedent pursuant to a Loan Agreement, dated August 29, 2019, signed by the Decedent for \$100,000.00, plus estimated fees and interest for \$30,000.00. Petitioner has a claim against the estate of Decedent for the face value of the Loan Agreement, plus interest and damages. A copy of the Loan Agreement is attached.

Petitioner has contacted the daughter of the Decedent and has requested from her to initiate a probate proceeding for the Decedent's estate. Petitioner believes that the Decedent's daughter is an heir and one of the beneficiaries of the Decedent's estate. Petitioner has filed this petition and has nominated herself as the representative of Decedent's estate due to failure and refusal of the Decedent's daughter to initiate a probate proceeding.

The estate of the Decedent consisted of two residential real properties. However, after the death of the Decedent, daughters of the Decedent have forged the Decedent's signature and have transferred the title to the two properties to their names.

Petitioner requests to be appointed as the administrator of the estate of Decedent to submit a claim against the Decedent's estate, to file a Probate Code section 850 to transfer the title to the Decedent's properties from the Decedent's heirs to the Decedent's estate, and to enforce her claim.

There are no assets presently in the Decedent's estate. Petitioner requests that no bond be required by the petitioner. Petitioner also requests that publication of notice of this petition be waived until such time that the assets of the Decedent are retrieved.

ATTACHMENT 8

<u>Name and Address</u>	<u>Age</u>	<u>Relationship</u>
Lenetta Griffin 12375 Alderbrook Dr. Rancho Cucamonga, CA 91739	Adult	Daughter
Venetta Griffin 1425 Bank Street, #F So. Pasadena, CA 91030	Adult	Daughter