

DE-260/GC-060

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Daniel J. Tripathi, SBN 245317 Cal-Lawyer PLC 4192 Brockton Avenue, Suite 103 Riverside, CA 92501 TELEPHONE NO.: (951) 880-7946 FAX NO. (Optional): (951) 742-7844 E-MAIL ADDRESS (Optional): dan@cal-lawyer.com ATTORNEY FOR (Name): Evangela L. August	FOR COURT USE ONLY <div style="font-size: 2em; font-weight: bold; margin: 10px 0;">FILED</div> Superior Court of California County of Riverside 9/15/2023 K. Allen Electronically Filed
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside STREET ADDRESS: 4050 Main Street MAILING ADDRESS: 4050 Main Street CITY AND ZIP CODE: Riverside, CA 92501 BRANCH NAME: Riverside Historic Courthouse	CASE NUMBER: PRR11800248 HEARING DATE AND TIME: 10/23/2023 10:00 AM DEPT.: 8
<input checked="" type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF (Name): Bobby August <input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR	
REPORT OF SALE AND PETITION FOR ORDER CONFIRMING SALE OF REAL PROPERTY <input type="checkbox"/> and Sale of Other Property Sold as a Unit	

1. Petitioner (name of each): **Evangela L. August**

is the ☒ personal representative ☐ conservator ☐ guardian of the estate of the decedent, conservatee, or minor
☐ purchaser (30 days have passed since the sale) (Attach supporting declaration (Prob. Code, § 10308(b).))
 and requests a court order for (check all that apply):

- a. ☐ confirmation of sale of the estate's interest in the real property described in Attachment 2a
 b. ☐ confirmation of sale of the estate's interest in other property sold as a unit as described in Attachment 2c.
 c. ☒ approval of commission of (specify): **4.5 %** of the amount of: **\$ 420,000.00**
 d. additional bond ☐ is fixed at: \$ ☒ is not required.

2. Description of property sold

- a. Interest sold: ☒ 100% ☐ Undivided (specify): %
 b. ☒ Improved ☐ Unimproved
 c. ☐ Real property sold as a unit with other property (describe in Attachment 2c).
 d. Street address and location (specify):
568 Hacienda Avenue
Perris, CA 92571
 e. Legal description is affixed as Attachment 2a.

NOTICE <input checked="" type="checkbox"/> POSTED 9/19/2023 <input type="checkbox"/> POSTED & MAILED <input type="checkbox"/> RE-POSTED ON _____ <input type="checkbox"/> NEW HEARING DATE _____ <div style="text-align: right; margin-right: 20px;"> <i>K Allen</i> K Allen </div> DEPUTY CLERK SIGNATURE

3. Appraisal

- a. Date of death of decedent or appointment of conservator or guardian (specify): **October 5, 2017**
 b. Appraised value at above date: **\$ 240,000**
 c. Reappraised value within one year before the hearing: **\$ 380,000, 3/16/22** ☐ Amount includes value of other property sold as a unit. (If more than one year has elapsed from the date in item 3a to the date of the hearing, reappraisal is required.)
 d. Appraisal or reappraisal by probate referee ☒ has been filed ☐ will be filed
☐ has been waived by order dated:

4. Manner and terms of sale

- a. Name of purchaser and manner of vesting title (specify): **David Angel Gamino & Benny Gamino (as T.I.C.)**
 b. ☒ Purchaser is the ☐ personal representative ☐ attorney for the personal representative.
 c. Sale was ☒ private ☐ public on (date): **August 21, 2023**
 d. Amount bid: **\$ 420,000** Deposit: **\$ 5,000**
 e. Payment ☒ Cash ☐ Credit (specify terms on Attachment 4e.)
 f. ☒ Other terms of sale (specify terms on Attachment 4f.)
 g. ☐ Mode of sale specified in will. ☐ Petitioner requests relief from complying for the reasons stated in Attachment 4g.
 h. ☐ Terms comply with Probate Code section 2542 (guardianships and conservatorships).

DE-260/GC-060

<input checked="" type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF (Name): Bobby August	CASE NUMBER: PRR1800248
---	-----------------------------------

5. Commission

- a. ☐ Sale without broker
- b. ☒ A written ☒ exclusive ☐ nonexclusive contract for commission was entered into with (name):
Executive Realty Inc., with broker Joseph Rogers.
- c. ☐ Purchaser was procured by (name): **Alticore Realty, with broker Rocio Sarahi & De Dios Sanchez.**
 a licensed real estate broker who is not buying for his or her account.
- d. ☒ Commission is to be divided as follows: **2.5% to Seller's Broker. 2.0% to Buyer's Broker.**

6. Bond

- a. Amount before sale: \$ ☒ none.
- b. Additional amount needed: \$ ☒ none.
- c. ☒ Proceeds are to be deposited in a blocked account. Receipts will be filed. (Specify institution and location):
Bank of America. 181 East 4th Street, Perris, CA 92570.

7. Notice of sale

- a. ☒ Published ☐ Posted as permitted by Probate Code section 10301 (\$5,000 or less)
- b. ☐ Will authorizes sale of the property
- c. ☐ Will directs sale of the property

8. Notice of hearing

- a. Special devise:
- (1) ☐ None.
- (2) ☐ Consent to be filed.
- (3) ☒ Written notice will be given.
- c. Personal representative, conservator of the estate, or guardian of the estate:
- (1) ☒ Petitioner (consent or notice not required).
- (2) ☐ Consent to be filed.
- (3) ☐ Written notice will be given.

b. Special notice:

- (1) ☐ None requested.
- (2) ☐ Has been or will be waived.
- (3) ☒ Required written notice will be given.

9. Reason for sale (need not complete if item 7b or 7c checked)

- a. ☒ Necessary to pay
- (1) ☐ debts
- (2) ☒ devise
- (3) ☐ family allowance
- (4) ☐ expenses of administration
- (5) ☐ taxes

10. Formula for overbids

- a. Original bid: \$ 420,000
- b. 10% of first \$10,000 of original bid: \$ 1,000
- c. 5% of (original bid minus \$10,000): \$ 20,500
- d. Minimum overbid (a + b + c): \$ 441,500

- b. ☒ The sale is to the advantage of the estate and in the best interest of the interested persons.

11. Overbid. Required amount of first overbid (see item 10): \$ 441,500

12. Petitioner's efforts to obtain the highest and best price reasonably attainable for the property were as follows
 (specify activities taken to expose the property to the market, e.g., multiple listings, advertising, open houses, etc.):
Petitioner was presented a Residential Listing Agreement on June 6, 2023 with Executive Realty Inc. with broker Joseph Rogers. Broker's website was used to advertise. The Multiple Listing Service was used to advertise. Property was advertised on Zillow, Red Fin, and Realtor.com. Broker held six open houses.

13. Number of pages attached: 4Date: 9/13/2023**Daniel J. Tripathi**

(TYPE OR PRINT NAME OF ATTORNEY)

(SIGNATURE OF ATTORNEY*)

* (Signature of all petitioners also required (Prob. Code, § 102D).)

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

Date: 9/13/2023**Evangelina L. August**

(TYPE OR PRINT NAME OF PETITIONER)

DocuSigned by:

Evangelina August

(SIGNATURE OF PETITIONER)

DE-260 GC-060 [Rev. January 1, 2006]

**REPORT OF SALE AND PETITION FOR ORDER
 CONFIRMING SALE OF REAL PROPERTY**
 (Probate—Decedents' Estates and Guardianships and Conservatorships)

Page 2 of 2

MC-025

SHORT TITLE:

Estate of Bobby August

CASE NUMBER:

PRRI1800248

ATTACHMENT (Number): 2e

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

Legal Description of Property at 568 Hacienda Avenue, Perris, CA 92571 is as follows:

Lot 42 of Tract 20441-2, as shown by map on file in Book 172, Page(s) 45 through 48, Inclusive of Maps, Records of Riverside County, California.

APN: 311-275-003-6

(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 1 of 1

(Add pages as required)

MC-025

SHORT TITLE:

Estate of Bobby August

CASE NUMBER:

PRRI1800248

ATTACHMENT (Number): 4f

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

Other terms of sale: Cash will be required at the close of escrow.

(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 1 of 1

(Add pages as required)