

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): J. Jonathan Pacheco 329377 Attorney Pacheco Law Office 3610 Central Avenue, Suite 400 Riverside CA 92506 TELEPHONE NO.: (951) 836-1507 FAX NO. (Optional): E-MAIL ADDRESS (Optional): attorneyjpacheco@outlook.com ATTORNEY FOR (Name): Emma Menchaca	FOR COURT USE ONLY <div style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">FILED</div> SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE APR 03 2023 S. Goble ^{SG}
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside STREET ADDRESS: 4050 Main Street MAILING ADDRESS: CITY AND ZIP CODE: Riverside 92501 BRANCH NAME: Riverside Historic Courthouse	
<input checked="" type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF (Name): Bertha Hawkins <input 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	CASE NUMBER: PRRI2200904 HEARING DATE AND TIME: MAY 24 2023 10:00 AM DEPT.: 11

1. **Petitioner (name of each):** Emma Menchaca

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 2e
- 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): _____ % of the amount of: \$
- 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):
25939 Jonesborough Court, Moreno Valley, CA 92553

e. Legal description is affixed as Attachment 2e.

3. **Appraisal**

- a. Date of death of decedent or appointment of conservator or guardian (specify): 04/15/2022
- b. Appraised value at above date: \$440,000
- c. Reappraised value within one year before the hearing: \$ _____ ☐ 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): Christian Francisco Ramirez, as sole owner
- b. ☐ Purchaser is the ☐ personal representative ☐ attorney for the personal representative.
- c. Sale was ☐ private ☒ public on (date): _____
- d. Amount bid: \$430,000.00 Deposit: \$5,000.00
- 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).

NOTICE

☒ POSTED 4/3/23

☐ POSTED & MAILED

☐ RE-POSTED ON: _____

☐ NEW HEARING DATE: _____

Stephanie Goble
Deputy Clerk signature

ESTATE OF (name): Bertha Hawkins	CASE NUMBER: PRRI2200904
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ATTACHMENT 2e

Item No. Description

1. Single family residence located in Riverside County, California and commonly known as: 25939 Jonesborough Court, Moreno Valley, CA 92553, also known as: Lot 14 of Tract No. 21616, as per map recorded in Book 173, pages 69 and 70 of official records of said county. APN: 484-154-014

The administrator will sell the real property located at 25939 Jonesborough Court, Moreno Valley, California, for a total sales price of \$430,000. Buyer to obtain own financing. Property to be sold as is, and the seller will not make any repairs nor provide any warranty on house and other structures on lot. Sales price includes all built-in appliances. Seller to pay broker's commission of 4.5% of sales price, allocated as follows: 2.5% to Khorr Realty and 2% to Coldwell Banker Realty. Seller to furnish buyer at seller's expense a California Land Title Association policy issued by USA National title. County transfer tax and documentary transfer fee to be paid by seller.

<input type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF	CASE NUMBER PRR12200904
(Name): Bertha Hawkins	

5. Commission

- a. ☐ Sale without broker
- b. ☒ A written ☒ exclusive ☐ nonexclusive contract for commission was entered into with (name):
Khorr Realty, Aaron Gray
- c. ☒ Purchaser was procured by (name): **Coldwell Banker Realty**
 a licensed real estate broker who is not buying for his or her account.
- d. ☒ Commission is to be divided as follows: **Commission is 4.5%: Coldwell Banker 2% and Khorr Realty 2.5%**

6. Bond

- a. Amount before sale: \$ **143,235.00** ☐ none.
- b. Additional amount needed: \$ ☐ none.
- c. ☐ Proceeds are to be deposited in a blocked account. Receipts will be filed. (Specify institution and location):

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 devisee:
- (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: | \$ <u>430,000.00</u> |
| b. 10% of first \$10,000 of original bid: | \$ <u>1,000.00</u> |
| c. 5% of (original bid minus \$10,000): | \$ <u>21,500.00</u> |
| d. Minimum overbid (a + b + c): | \$ <u><u>452,500.00</u></u> |

- 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): \$ 452,500.00

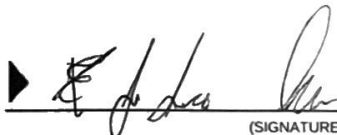
12. **Petitioner's efforts to obtain the highest and best price reasonably attainable for the property were as follows**
 (specify activities taken to expose the property to the market, e.g., multiple listings, advertising, open houses, etc.):
Petitioner hired a real estate broker who marketed the property on MLS and 7 major internet home search sites.

13. Number of pages attached: 1

Date: 3/31/23

J. Jonathan Pacheco

(TYPE OR PRINT NAME OF ATTORNEY)



(SIGNATURE OF ATTORNEY*)

* (Signature of all petitioners also required (Prob. Code, § 1020).)

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

Date: 3/31/23

Emma Menchaca

(TYPE OR PRINT NAME OF PETITIONER)



(SIGNATURE OF PETITIONER)