773.5					DE-11
A	TOR	EY OR PARTY WITHOUT ATTORNEY: STATE BAR NO.: 192624		FOR COURT USE ONLY	
N	AME:	Antoniette Jauregui			
FI	RM NA	ME: Law Office of Antoniette Jauregui			
S	TREET	ADDRESS: 1894 Commercenter Dr. W 108			
С	TY: 5	an Bernardino STATE: CA ZIP CODE	≅ 92408		
TI	LEPH	ONE NO.: (909) 890-2350 FAX NO.: (909) 890-010	06		
_	-	DDRESS:		FILED	
- 1		EY FOR (name): Maria Luisa O'Connell		SUPERIOR COURT OF CALIFORN	
A	TORN	EY FOR (name): MIANA LUISA O CONNEIL		COUNTY OF SAN BERNARDING)
S	UPEI	RIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO			
1	TREE	FADDRESS: 17780 Arrow Blvd		MAY 15 2025	
N	IAILIN	ADDRESS: SAME			
CI	TY AN	D ZIP CODE: Fontana, CA 92335		2 100	
1	BRA	NCH NAME: Probate Division		Jaynah Craz	
				BY Zaynah Gajo Depi	uty
ᄩ	SIA	TE OF (name): Margaret Patricia Del Real			
			DECEDENT		
P	ETI7	ION FOR Probate of Lost Will and for Letters To	estamentary	CASE NUMBER:	
		Probate of Lost Will and for Letters of	f Administration		
		with Will Annexed		PR0VA2500416	
		x Letters of Administration			
			general powers	HEARING DATE AND TIME:	DEPT.:
		X Authorization to Administer Under the Indepen	ndent	111N 10 2025 9:00AM	F3
		Administration of Estates Act with limi	ted authority	JUN 18 2025 1:00747	12
4	р.,	elication will be in (exertify name of newspaper). Coltan City Novo			
1.	Pu	olication will be in (specify name of newspaper): Colton City News			
	a.	Publication requested.	Mic	helle H. Gilleece	
	b.	Publication to be arranged.			
2.	Pe	itioner (name each):	NOTICE: IF	his Case is assigned to Dept 43	_
	Ma	ria Luisa O'Connell	for all purpo	ses and is subject to CCP 170.60	2)
				,	-,
	rec	uests that			
	a.	decedent's will and codicils, if any, be admitted to probate.			
	b.	(name): Maria Luisa O'Connell		be appointed	
	D.	(1) executor		во аррошков	
		(2) administrator with will annexed			
		(3) x administrator			
		(4) special administrator with general powers			
		and Letters issue upon qualification.			
	c.	x full limited authority be granted to administer u	nder the Independ	dent Administration of Estates Act.	
		(1) bond not be required for the reasons stated in item 3e.	madr and madpoint	ione / tariii not attori or Estatos / tot.	
	u.		will be furnished b	y an admitted surety insurer or as ot	honvioo
		(2) x \$75,000.00 bond be fixed. The bond by provided by law. (Specify reasons in Attachment 2 if the			
		Code, § 8482.)	e amount is untere	ent nom the maximum required by Fr	UD.
		(3) X \$All Sales Proceeds in deposits in a blocked ac	count he allowed	Receints will be filed	
		(Specify institution and location):	socurit be anomou	. Troopie will be med.	
		Pacific Premier Bank. 302 W 2nd Street San Bernardin	io, CA 92401		
2	_	December 4:04 on (dota): 01/09/2025 of (p/coo): 1 Of		ODNIA	
3.	a.	, ,	MA LINDA, CALIF	ORINIA	
		(1) x a resident of the county named above.			
		(2) a nonresident of California and left an estate in the cou	nty named above	located at (specify location permitting	g
		publication in the newspaper named in item 1):			
	b.	Decedent was a citizen of a country other than the United S	tates (specify cou	ntry):	,
		·		ntry):	,
		Street address, city, and county of decedent's residence at time or	f death (specify):		,
		·	f death (specify):		į

ES	ЗΤΑ	TE OF (name):	Margaret Patricia Del Real DECEDENT	CASE NUMBER:
3.	d.	Character and estimated value of the proper	ty of the estate (complete in all cas	ses):
		(1) Personal property:	\$5000.00	
		(2) Annual gross income from		
		(a) real property:	\$ -0-	
		(b) personal property:	\$ -0-	
		(3) Subtotal (add (1) and (2)):	\$ 5,000.00	
		(4) Gross fair market value of real property:	\$ 275,500.00	
		(5) (Less) Encumbrances:	(\$_81,844.68)	
		(6) Net value of real property:	\$ 193,655.32	
		(7) Total (add (3) and (6)):		\$ 198,655.32
	e.	(2) All beneficiaries are adults and have v		require a bond. (Affix waiver as Attachment
		(3) All heirs at law are adults and have w(4) Sole personal representative is a corp		
	f.	(1) x Decedent died intestate.	orate naudaly or all exempt govern	on againey.
		(2) Copy of decedent's will dated:	codicil dated	(specify for each):
	g.	statement of the testamentary words why the presumption in Prob. Code, § Appointment of personal representative (chec (1) Appointment of executor or administrator wit (a) Proposed executor is named as e (b) No executor is named in the will.	dentified above has been lost. (Affix or their substance in Attachment 3f § 6124 does not apply.) ck all applicable boxes): th will annexed: executor in the will and consents to a series a nominee of a person entitled to 3g(1)(c).)	
	h.		etters. (If necessary, explain priority on entitled to Letters. (Affix nomination as (specify): DAUGHTER requested. (Specify grounds and required be a successor personal representation.)	on as Attachment 3g(2)(b).) quested powers in Attachment 3g(3).)
		(3) x resident of the United States.		

ES	STATE OF (name):	Margaret Patricia Del Real DECEDENT	CASE NUMBER:
4. 5.	Decedent's will does not preclude administration of a. Decedent was survived by (check items (1) or (2), and		
	(1) spouse.(2) no spouse as follows:		
	(a) x divorced or never married.(b) spouse deceased.		
	 (3) registered domestic partner. (4) no registered domestic partner. (See Fam. (5) child as follows: 	Code, § 297.5(c); Prob. Code	, §§ 37(b), 6401(c), and 6402.)
	(a) x natural or adopted.		
	(b) natural adopted by a third party.		
	(6) no child.(7) issue of a predeceased child.		
	(8) x no issue of a predeceased child.		
			children who would have been adopted by
6.	(Complete if decedent was survived by (1) a spouse or response, registered domestic partner, or issue. (Check the		no issue (only a or b apply), or (2) no
	a. Decedent was survived by a parent or parents w	ho are listed in item 8.	
	b. Decedent was survived by issue of deceased pa	arents, all of whom are listed in	n item 8.
	c. Decedent was survived by a grandparent or gran	ndparents who are listed in ite	m 8.
	d. Decedent was survived by issue of grandparents		
	 e Decedent was survived by issue of a predecease f Decedent was survived by next of kin, all of who g Decedent was survived by parents of a predecease whom are listed in item 8. 	m 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. X Decedent had no predeceased spouse.		
	b. Decedent had a predeceased spouse who		
	(1) died not more than 15 years before deceder	nt and who owned an interest	in real property that passed to decedent,
	(2) died not more than five years before deceded passed to decedent, (If you checked (1) or (ent and who owned personal	property valued at \$10,000 or more that
	(a) Decedent was survived by issue of a pr (b) Decedent was survived by a parent or p (c) Decedent was survived by issue of a pa (d) Decedent was survived by next of kin o (e) Decedent was survived by next of kin o	parents of the predeceased sparent of the predeceased spou f the decedent, all of whom ar	ouse who are listed in item 8. use, all of whom are listed in item 8. e listed in item 8.
	(3) neither (1) nor (2) apply.	g.	
	Listed on the next page are the names, relationships to de ascertainable by petitioner, of (1) all persons mentioned in named or checked in items 2, 5, 6, and 7; and (3) all benefit trustee and personal representative are the same person.	decedent's will or any codicil,	whether living or deceased; (2) all persons

			WEST-MODELS OF LANGE TO SERVICE AND ADDRESS OF THE SERVICE AND ADDRESS OF T	DE-11
ESTATE OF (name):	Marı	garet Patricia Del Real DECEDENT	CASE NUMBER:	
8. Name and relationship to deced	ent <u>Age</u>		<u>Address</u>	
MARIA LUISA O'CONNELL- DAUGHT	50	8051 TOWNSEND RIVERSIDE, CA 9		
ANDREA O' CONNELL - DAUGHTER	52	5105 LOUISE STR SAN BERNARDIN		
MARC DEL REAL - SON	57	P.O. BOX 2001 RUNNING SPRING	SS, CA 92382	
Continued on Attachment 8.				
Number of pages attached:				
Date: 5-13-2025				
Antoniette Jauregui (TYPE OR PRINT NAME OF ATTOR	NEY)	Ma	(SIGNATURE OF ATTORNEY)*	
* (Signatures of all petitioners are also required. All petitioners m	nust sign, but the petition may be verified	d by any one of them (Pred). Code;	1	03).)
I declare under penalty of perjury under the	laws of the State of Califo	mia that the foregoing	s true and correct.	
Date: May 8, 2025				
MARIA LUISA O'CONNELL		Maria OConnell (May 8, 2025)	4:11 PDT)	
(TYPE OR PRINT NAME OF PETITION	NER)	•	(SIGNATURE OF PETITIONER)	
(TYPE OR PRINT NAME OF PETITIO		3	SIGNATURE OF PETITIONER)	
Signatures of additional petitioners follows:	ow last attachment.			

SHORT TITLE:	CASE NUMBER:
ESTATE OF MARGARET PATRICIA DEL REAL	
ATTACHMENT (Number): 1	
(This Attachment may be used with any Judicial	Council form.)
Local Rule 20-613 Attached hereto is a copy of the vesting deed for decedent's real proper	ty.
Local Rule 20-615 Attached hereto is a copy of Decedent's death certificate with social sec	curity number redacted.
Local Rule 20-401 Petitioner request that a reduced bond based on the following:	
A. The estate is expected to be solvent.	
B. There are no known unsecured liabilities of the estate.	
C. Petitioner is unaware of any personal tax liability that decedent may	have.
D. Petitioner agrees to deposit all proceeds from the sale of real propert	y in a blocked account.
Based on the foregoing, Petitioner is requesting a reduced bond in the a	mount of \$75,000.
I declare under the penalty of perjury under the laws of the State of Calicorrect.	ifornia that the foregoing is true and
Date: May 13, 2025	
By: Maria O'Conneil (May 13, 213 to 48 PDT)	

(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 ____ of _ (Add pages as required)

 \mathfrak{Q} SW 1803 RECORDING REQUESTED BY

Lawyers Title Co.

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Margaret P. delReal 2255 Cahuilla St., Unit 135 Address

City & State

TT-100 (Rev.1/97)

Colton, Ca. 92324

GRANT DEED

APN No. 164-512-90

Title No. 4003238-23

Escrow No. 7702-P

CRT CPY ADD NW

7 - -

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$ 17.60

CITY TAX \$

MY COMMISSION EXPIRES MAY 23, 2003

DA: 5-23-2003

Recorded in Official Records, County of San Bernardino, Larry Walker, Recorder

Doc No. 20000224053

5 / CIT-CO

08:00am 06/23/00

computed on full value of property conveyed, or

23 computed on full value less value of liens or engumbrances remaining at time of sale,

☐ Unincorporated area: ☐ City of COLTON

, and

EXAM

-FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Paula Wierson, a single woman, Julie Abbott, a married woman, Andrew Freitas, a single man who acquired title as Andrew Frietas and Theodore Freitas, an unmarried man who acquired title as Theodore Frietas

hereby GRANT(s) to

Margaret P. delReal, an unmarried woman

the following described real property in the City of Colton

County of San Bernardino

Signature Shuwn

, State of California:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Dated: March 30, 2000 Abbott

Indrew Freitas	Theodore Freitas
State of Galifornia selection County of Multineral	} **.
on 4-18-00 before me. Shown P. Jens personally appeared and FRE: tas, Paula Wiceson	
personally appeared personally known to me (or proved to me on the basis of satisfactor the within instrument and acknowledged to me all that he/she/the that by his/her/their signature(s) on the instrument the person(s), or	y evidence) to be the person(s) whose name(s) Is/are subscribed to by executed the same in his/her <u>/their</u> , authorized capacity(les), and
instrument. WITNESS my hand and official seal.	OFFICIAL SEAL SHAWN D JENSEN NOTARY PUBLIC-OREGON COMMISSION NO. 3237/4

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

ORDER NO.: 03-7702-P -

LEGAL DESCRIPTION

Parcel No. 1: An undivided 1/170th interest in and to Lot 1 of Tract No. 8761, in the City of Colton, County of San Bernardino, State of California, as per map recorded in Book 121, Pages 51 and 52, of Maps, records of said County.

Except Units 1 through 170 as shown upon the condominium plan recorded April 30, 1974, in Book 8420, Page 1311, Official Records.

Parcel No. 2: Unit 135, as shown on the Condominium Plan referred to in Parcel 1 above.

NTY OF SAN BERNARDINO DEPARTMENT OF PUBLIC HEALTH 451 E. VANDERBILT WAY, SAN BERNARDINO, CA 92408

AND THE STATE OF T	MARCO PARENT PROPERTY OF THE P	PURCHASE AUTHOR DECIDENT AUTHOR DECIDE	2. MIDDLE PATE PATE PATE PATE PATE PATE PATE PAT	TRICIA 11, EMERIN U. 17, EMERIN U. 170, EMERIN U. 10, EMERIN U. 11, EMERIN U. 10, EMERIN U	8. ARMED FOR	4 DATE OF BE ON 12 PT ON 15 PT	PACE OF THE PACE O	78 EXERCIPY BY Three of Dis EXE - Up to 3 page AMERICA AMERICA any store, reset correct 30 and and monthes or n IVE, RIVE I NAME I NAME	notion, employment age	Hearn manifection bendy 5	PARTIE E SOLLAR SERVICIONES E
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STATE OF CALIFORNIA

JAN 3 1 2025

COUNTY OF SAN BERNARDINO SS DATE ISSUED
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MICHAEL A. SEQUEIRA, M.D. COUNTY HEALTH OFFICER GIETTAR OF VITAL STATISTICS

