

<div style="display: flex; justify-content: space-between;"><div>ATTORNEY OR PARTY WITHOUT ATTORNEY: NAME: Antioniette Jauregui FIRM NAME: Law Office of Antioniette Jauregui STREET ADDRESS: 1894 Commercenter W. Suite 108 CITY: San Bernardino TELEPHONE NO.: 909-890-2350 E-MAIL ADDRESS: ajprobatelaw@gmail.com ATTORNEY FOR (name): Rhonda Payne Strange</div><div>STATE BAR NO.: 192624 STATE: CA ZIP CODE: 92408 FAX NO.: </div></div>		<div>FOR COURT USE ONLY</div> <div style="margin-top: 20px;"><div style="font-size: 1.2em; font-weight: bold; color: blue;">FILED</div><div style="color: blue;">SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO</div><div style="margin-top: 20px; font-size: 1.5em; color: blue;">MAY 15 2025</div><div style="margin-top: 20px; color: blue;"><div style="display: inline-block; text-align: center; vertical-align: middle;"><div style="font-family: cursive; font-size: 1.2em;">Zaynah Gaji</div><div style="font-size: 0.8em; margin-top: 5px;">BY Zaynah, Gap Deputy</div></div></div></div>	
<div>SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino STREET ADDRESS: 17780 Arrow Blvd. MAILING ADDRESS: Same CITY AND ZIP CODE: Fontana, CA 92335 BRANCH NAME: Probate Division</div>		<div>ESTATE OF (name): Johnnie Faye Payne</div> <div style="margin-top: 10px; font-weight: bold; font-size: 1.1em;">DECEDENT</div>	
<div>PETITION FOR <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 with Will Annexed <input checked="" type="checkbox"/> Letters of Administration <input checked="" type="checkbox"/> Letters of Special Administration <input type="checkbox"/> with general powers Authorization to Administer Under the Independent Administration of Estates Act <input type="checkbox"/> with limited authority</div>			
<div>CASE NUMBER: PROVA2500415</div>		<div>HEARING DATE AND TIME: JUN 18 2025 9:00AM</div> <div>DEPT.: F3</div>	

1. Publication will be in (specify name of newspaper): Colton City News
 a. ☐ Publication requested.
 b. ☒ Publication to be arranged.
2. **Petitioner (name each):**
 Rhonda Payne Strange

Michelle H. Gilleece

NOTICE: This Case is assigned to Dept F3
for all purposes and is subject to CCP 170.6(2)

requests that

- a. ☐ decedent's will and codicils, if any, be admitted to probate.
- b. (name): Rhonda Payne Strange be appointed
- (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 3e.
- (2) ☒ \$75,000 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) ☒ \$All Sale Proceeds in deposits in a blocked account be allowed. Receipts will be filed.
(Specify institution and location):
Pacific Premier Bank
306 W 2nd St Suite 100, San Bernardino, CA 92401
3. a. Decedent died on (date): 9/15/2024 at (place): Colton, CA
- (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):
1175 Bent Rail Circle County of San Bernardino
Colton, CA 92324

ESTATE OF (name):	JOHNNIE FAYE PAYNE DECEDENT	CASE NUMBER:
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3. d. **Character and estimated value of the property of the estate** (complete in all cases):

- | | | |
|---|---------------|---------------|
| (1) Personal property: | \$10,000.00 | |
| (2) Annual gross income from | | |
| (a) real property: | \$ 0.00 | |
| (b) personal property: | \$ 0.00 | |
| (3) Subtotal (add (1) and (2)): | \$ 10,000.00 | |
| (4) Gross fair market value of real property: | \$ 450,000.00 | |
| (5) (Less) Encumbrances: | (\$ 0.00) | |
| (6) Net value of real property: | \$ 450,000.00 | |
| (7) Total (add (3) and (6)): | | \$ 460,000.00 |

- 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): Daughter

- (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):

Johnnie Faye Payne
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):	Johnnie Faye Payne DECEDENT	CASE NUMBER:
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8.	<u>Name and relationship to decedent</u>	<u>Age</u>	<u>Address</u>
	Rhonda Payne Strange -Daughter	Adult	1175 Bent Rail Circle Colton, CA 92324

☐ Continued on Attachment 8.

9. Number of pages attached: _____

Date: 5-5-2025

Antionette Jauregui

(TYPE OR PRINT NAME OF ATTORNEY)



(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: Apr 28, 2025

Rhonda Payne Strange

(TYPE OR PRINT NAME OF PETITIONER)



Rhonda Payne Strange (Apr 18, 2025 21:32 PDT)

(SIGNATURE OF PETITIONER)

(TYPE OR PRINT NAME OF PETITIONER)

(SIGNATURE OF PETITIONER)

Signatures of additional petitioners follow last attachment.

SHORT TITLE:

ESTATE OF JOHNNIE FAYE PAYNE

CASE NUMBER:

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 property.

Local Rule 20-615

Attached hereto is a copy of Decedent's death certificate with social security 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. A check of the Assessor's website shows that the real property taxes are current. Petitioner is unaware of any personal tax liability that decedent may have.

C. Petitioner agrees to deposit all proceeds from the sale of real property in a blocked account.

Based on the foregoing, Petitioner is requesting a reduced bond in the amount of \$75,000.

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

Date: Apr 28, 2025By: Rhonda Payne Strange
Rhonda Payne Strange (Apr 28, 2025 21:12:07)
Rhonda Payne Strange

(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)

Order No. 952736
Escrow No. 8240
Loan No.

30-230974

RECORDED IN
OFFICIAL RECORDS
1986 AUG 13 PM 2:45
SAN BERNARDINO
CO., CALIF.

REQUEST OF FIRST AMERICAN TITLE COMPANY
WHEN RECORDED MAIL TO:

JOHNNIE FAYE PAYNE
1173 Best Rail Circle
Colton, Ca. 92324

13			F

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above addressee

DOCUMENTARY TRANSFER TAX: 83.60
X. Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

THE UNDERSIGNED GRANTOR

Signature of Declarant or Agent determining tax - Firm Name

APN. 250-291-30

IRON HORSE RIDGE

GRANT DEED

PHASE I
PURCHASERS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GDCL, a California Limited
partnership ("GRANTOR"),

hereby GRANT(S) to JOHNNIE FAYE PAYNE, AN UNMARRIED WOMAN

("GRANTEE"),

the real property in the City of Colton
County of San Bernardino

, State of California, described as

(FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN BY
THIS REFERENCE)

(SEE ACCEPTANCE OF GRANTEE ALSO ATTACHED HERETO)

Grantee, by acceptance and recordation of this Deed, expressly accepts, covenants, and agrees to be
bound by and to assume performance of all of the provisions and requirements set forth in the
Declaration described in Exhibit "A" hereto, which provisions and requirements are acknowledged to be
reasonable, and all of which are incorporated herein by this reference; and this grant is expressly
conditioned upon the performance of such provisions to be performed by Grantee thereunder. The use
for which the lot is intended is residential, and the restrictions on its use are fully set forth in the
Declaration.

Dated July 21, 1986

(GRANTOR SIGNATURE AND
NOTARY ATTACHED HERETO)

STATE OF CALIFORNIA
COUNTY OF

On _____
before me, the undersigned a Notary Public in and for said State, per-
sonally appeared _____

personally known to me for proved _____ on the basis of satisfactory
evidence to be the person whose name _____ were subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same

WITNESS my hand and official seal

Signature

(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (8/82)

IRON HORSE RIDGE

GRANT DEED TO PHASE 1 PURCHASERS

EXHIBIT "A"

All of that certain real property located in the unincorporated area of the County of San Bernardino, described as follows:

PARCEL NO. 1

Lot No. 36 of Tract No. 11100, as shown on a Subdivision Map recorded on October 31, 1984, in Book 175, at Pages 32 to 35, inclusive, of Maps, in the Office of the San Bernardino County Recorder.

RESERVING THEREFROM, nonexclusive easements for access, ingress, egress, encroachment, maintenance, repair, drainage, support, and for other purposes, all as described in the Declaration defined below.

EXCEPTING AND RESERVING THEREFROM, all minerals, oil, gas, petroleum, other hydrocarbon substances, and all underground water in or under or which may be produced from said land which underlies a plane parallel to and 550 feet below the present surface of said land for the purpose of prospecting for, the exploration, development, production, extraction, and taking of said minerals, oil, gas, petroleum, other hydrocarbon substances, and water from said land by means of mines, wells, derricks, or other equipment from surface locations on adjoining or neighboring land or lying outside of the above-described land, it being understood that the owner of such minerals, oil, gas, petroleum, other hydrocarbon substances, and water, as set forth above, shall have no right to enter upon the surface of the above-described land nor to use any of the said land or any portion thereof above said plane parallel to and 550 feet below the present surface of the said land for any purpose whatsoever.

ALSO RESERVING THEREFROM, as applicable, an exclusive easement for sideyard purposes, for the benefit of the Owner of a Lot adjoining the Lot described above, and for such Owner's successors and assigns, as such easement is described and limited by the Declaration.

PARCEL NO. 2

Nonexclusive easements for access, ingress, egress, maintenance, repair, drainage, encroachment, support, and for other purposes, all as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Iron Horse Ridge ("Declaration"), recorded on August 19, 19 85, as Instrument No. 85-200453, in Official Records of San Bernardino County, California, including, without limitation, easements of access, ingress, egress and use of the "Common Area" defined in the Declaration.

PARCEL NO. 3 [As Applicable]

An exclusive easement for sideyard purposes over a portion of Lot of said Tract No. 11100, as described in and limited by the Declaration.

3256S/JRS, CS07S, 16706
sat/07-30-85

COUNTY of SAN BERNARDINO

DEPARTMENT OF PUBLIC HEALTH
351 N. MT. VIEW AVENUE, SAN BERNARDINO, CALIFORNIA 92415-0010

3052024222502

CERTIFICATE OF DEATH

3202456012082

1. NAME OF DECEASED - FIRST JOHNNIE		2. MIDDLE FAYE		3. LAST NAME PAYNE	
4. DATE OF BIRTH 07/16/1935				5. CASE No. 89	
6. PLACE OF BIRTH TX				7. DATE OF DEATH 09/16/2024	
8. SOCIAL SECURITY NUMBER 4750				9. HOURS - 24 Hour 0519	
10. RELIGION SOME COLLEGE				11. MARITAL STATUS DIVORCED	
12. OCCUPATION LAB TECHNICIAN				13. PLACE OF DEATH CHILDREN'S HOSPITAL	
14. ADDRESS 1175 BENT RAIL CIRCLE				15. CITY COLTON	
16. COUNTY SAN BERNARDINO				17. ZIP CODE 92324	
18. DECEASED'S RELATIONSHIP TO DECEASED RHONDA STRANGE, DAUGHTER				19. SIGNATURE OF DECEASED JOHNNIE	
20. SIGNATURE OF DECEASED JOSIE				21. SIGNATURE OF DECEASED JOHNNIE	
22. PLACE OF FINAL DISPOSITION INGLEWOOD PARK CEMETERY				23. ADDRESS OF FINAL DISPOSITION 220 EAST FLORENCE AVENUE, INGLEWOOD, CA 90301	
24. TYPE OF DISPOSITION BURIAL				25. SIGNATURE OF REGISTRAR BRENDA LEE RODRIGUEZ	
26. NAME OF FUNERAL HOME INGLEWOOD CEMETERY MORTUARY				27. SIGNATURE OF LOCAL REGISTRAR MICHAEL A. SEQUEIRA, MD	
28. ADDRESS OF FUNERAL HOME ARROWHEAD REGIONAL MEDICAL CENTER				29. SIGNATURE OF LOCAL REGISTRAR MICHAEL A. SEQUEIRA, MD	
30. CITY SAN BERNARDINO				31. COUNTY COLTON	
32. CAUSE OF DEATH ACUTE ON CHRONIC HYPoxic RESPIRATORY FAILURE				33. DATE OF DEATH 09/16/2024	
34. PULMONARY HYPERTENSION				35. DATE OF DEATH 09/16/2024	
36. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH				37. DATE OF DEATH 09/16/2024	
38. SIGNATURE OF REGISTRAR DANIEL HANEN CHANG, MD				39. DATE OF DEATH 09/16/2024	
40. SIGNATURE OF REGISTRAR DANIEL HANEN CHANG, MD				41. DATE OF DEATH 09/16/2024	
42. SIGNATURE OF REGISTRAR DANIEL HANEN CHANG, MD				43. DATE OF DEATH 09/16/2024	
44. SIGNATURE OF REGISTRAR DANIEL HANEN CHANG, MD				45. DATE OF DEATH 09/16/2024	
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98. SIGNATURE OF REGISTRAR DANIEL HANEN CHANG, MD				99. DATE OF DEATH 09/16/2024	
99. SIGNATURE OF REGISTRAR DANIEL HANEN CHANG, MD				100. DATE OF DEATH 09/16/2024	

CERTIFIED COPY OF VITAL RECORD

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

DATE ISSUED

NOV 01 2024

This is a true and exact reproduction of the document officially registered and placed on file in the VITAL RECORDS SECTION, SAN BERNARDINO DEPARTMENT OF PUBLIC HEALTH.

MICHAEL A. SEQUEIRA, M.D.
COUNTY HEALTH OFFICER
REGISTERED VITAL STATISTICS

This copy not valid unless prepared on engraved border displaying the date, seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE