

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):
 Juan F. Dotson, Esq. 232438
 Osuna & Dotson Law Firm
 13624 San Antonio Dr.
 Norwalk CA 90650
 TELEPHONE NO.: (562) 991-5600 FAX NO. (Optional): (866) 594-2429
 E-MAIL ADDRESS (Optional): juan@osunadotsonlaw.com

ATTORNEY FOR (Name): Petitioner Martha Renteria Ramirez
 SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino
 STREET ADDRESS: 247 West Third St.
 MAILING ADDRESS: Same
 CITY AND ZIP CODE: San Bernardino, CA 92415-0210
 BRANCH NAME: San Bernardino District - Probate

ESTATE OF (Name):
 JORGE CISNEROS AGUILA
 DECEDENT

FOR COURT USE ONLY
FILED
 SUPERIOR COURT OF CALIFORNIA
 COUNTY OF SAN BERNARDINO
 SAN BERNARDINO DISTRICT
 NOV 15 2022
 BY *Nicole Cartwright*
 NICOLE CARTWRIGHT, DEPUTY

CASE NUMBER: **DBAB0201601**
 HEARING DATE: **3/21/2023**
 DEPT: **535** TIME: **9:00 am**

SPOUSAL DOMESTIC PARTNER **PROPERTY PETITION**

- No Order

DOUGLAS MANN
 NOTICE: This Case is assigned to Dept. 535
 purposes and is subject to CCP 170.6(2)

1. Petitioner (name): Martha Leticia Renteria Ramirez requests
 - a. determination of property passing to the surviving spouse or surviving registered domestic partner without administration (Fam. Code, § 297.5, Prob. Code, § 13500).
 - b. confirmation of property belonging to the surviving spouse or surviving registered domestic partner (Fam. Code, § 297.5, Prob. Code, §§ 100, 101).
 - c. Immediate appointment of a probate referee.
2. Petitioner is
 - a. surviving spouse of the decedent.
 - b. personal representative of (name): , surviving spouse.
 - c. guardian or conservator of the estate of (name): , surviving spouse.
 - d. surviving registered domestic partner of the decedent.
 - e. personal representative of (name): , surviving registered domestic partner.
 - f. conservator of the estate of (name): , surviving registered domestic partner.
3. Decedent died on (date): 9/12/22
4. Decedent was
 - a. a resident of the California county named above.
 - b. a nonresident of California and left an estate in the county named above.
 - c. intestate testate and a copy of the will and any codicil is affixed as Attachment 4c.
 (Attach copies of will and any codicil, a typewritten copy of any handwritten document, and an English translation of any foreign-language document.)
5. a. (Complete in all cases) The decedent is survived by
 - (1) no child. child as follows: natural or adopted natural, adopted by a third party.
 - (2) no issue of a predeceased child. issue of a predeceased child.
- b. Decedent is is 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 only if no issue survived the decedent. Check only the first box that applies.)
 - a. The decedent is survived by a parent or parents who are listed in item 9.
 - b. The decedent is survived by a brother, sister, or issue of a deceased brother or sister, all of whom are listed in item 9.
7. Administration of all or part of the estate is not necessary for the reason that all or a part of the estate is property passing to the surviving spouse or surviving registered domestic partner. The facts upon which petitioner bases the allegation that the property described in Attachments 7a and 7b is property that should pass or be confirmed to the surviving spouse or surviving registered domestic partner are stated in Attachment 7.
 - a. Attachment 7a contains the legal description (if real property add Assessor's Parcel Number) of the deceased spouse's or registered domestic partner's property that petitioner requests to be determined as having passed to the surviving spouse or partner from the deceased spouse or partner. This includes any interest in a trade or business name of any unincorporated business or an interest in any unincorporated business that the deceased spouse or partner was operating or managing at the time of death, subject to any written agreement between the deceased spouse or partner and the surviving spouse or partner providing for a non pro rata division of the aggregate value of the community property assets or quasi-community assets, or both.
 See Prob. Code, § 13658 for required filing of a list of known creditors of a business and other information in certain instances. If required, include in Attachment 7a.

ESTATE OF (Name): JORGE CISNEROS AGUILA DECEDENT	CASE NUMBER: PROCB2201601
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7. b. Attachment 7b contains the legal description (if real property add Assessor's Parcel Number) of the community or quasi-community property petitioner requests to be determined as having belonged under Probate Code sections 100 and 101 and Family Code section 297.5 to the surviving spouse or surviving registered domestic partner upon the deceased spouse's or partner's death, subject to any written agreement between the deceased spouse or partner and the surviving spouse or partner providing for a non pro rata division of the aggregate value of the community property assets or quasi-community assets, or both.
8. There exists does not exist a written agreement between the deceased spouse or deceased registered domestic partner and the surviving spouse or surviving registered domestic partner providing for a non pro rata division of the aggregate value of the community property assets or quasi-community assets, or both. (If petitioner bases the description of the property of the deceased spouse or partner passing to the surviving spouse or partner or the property to be confirmed to the surviving spouse or partner, or both, on a written agreement, a copy of the agreement must be attached to this petition as Attachment 8.)
9. The names, relationships, ages, and residence or mailing addresses so far as known to or reasonably ascertainable by petitioner of (1) all persons named in decedent's will and codicils, whether living or deceased, and (2) all persons checked in Items 5 and 6 are listed below are listed in Attachment 9.

<u>Name and relationship</u>	<u>Age</u>	<u>Residence or mailing address</u>
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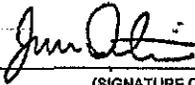
10. The names and addresses of all persons named as executors in the decedent's will and any codicil or appointed as personal representatives of the decedent's estate are listed below are listed in Attachment 10 none

11. The petitioner is the trustee of a trust that is a devisee under decedent's will. The names and addresses of all persons interested in the trust who are entitled to notice under Probate Code section 13655(a)(2) are listed in Attachment 11.

12. A petition for probate or for administration of the decedent's estate
- a. is being filed with this petition.
- b. was filed on (date) :
- c. has not been filed and is not being filed with this petition.
13. Number of pages attached: 08

Date: 11-15-2022

Juan E. Dotson, Esq.
(TYPE OR PRINT NAME)


(SIGNATURE OF ATTORNEY)

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

Date:

Martha Leticia Renteria Ramirez
(TYPE OR PRINT NAME)


(SIGNATURE OF PETITIONER)

Attachment 7

PROCE2201601

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7.1 The date and/or the place of marriage is April 24, 1996 in Jalisco, Mexico. Petitioner's claim of community or quasi-community property is because the personal and real properties affected by this petition were acquired during the course of the marriage with community funds in the name of the decedent.

7.2 Real Properties listed below were purchased during the marriage with the use of community funds:

9947 3rd Ave., Hesperia, CA 92345 (bought 2010, sold 2018)

16723 SYCAMORE ST, HESPERIA, CA 92345-2143 (bought 2018- present)

7.3 Single Family Residential – marital home

16723 SYCAMORE ST, HESPERIA, CA 92345-2143 (hereinafter “Sycamore home”)

On August 21, 2018, the prior owners (Arturo Quintero and Antonia Casas) of the Sycamore Home executed a grant deed to JORGE CISNEROS, Married Man as his sole and separate property (decedent); the grant deed was recorded on October 4, 2018. This has been the marital residence since the date of purchase.

7.4 Bank Accounts

7.4.A My husband had various bank accounts in his name only at both Bank of America and Wells Fargo Bank. I have already demanded for the bank to give me the money from those accounts as I believe I am the payable on death beneficiary. I expect to get a reply from both banks after October 27, 2022.

7.4.B All of these bank accounts in Wells Fargo Bank and Bank of America were established by my husband after we were married. He used funds from his job to fund the account and deposited his income earned during the course of our marriage.

7.4.C If the bank account balances are paid to me prior to my spousal petition hearing, I shall withdraw this request.

7.5 There were no other deeds or transfers after the decedent became the sole owner of the aforementioned real property.

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Attachment 7

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7.6 At the time of the purchase of SYCAMORE HOME, I did not qualify for a home loan since I was a homemaker and did not have any income history, so I was not placed on title. The agreement for the purchase of the two real properties were purchased during the marriage is that they would be purchased with community funds in the name of my spouse (the decedent) since we were married, and the real property would belong to the both of us.

7.7 On June 30, 2010, my husband and I bought our first real property together for \$92,000. The home address was 9947 3rd Ave., Hesperia, CA 92345. The home was purchased in my husband's name only since I did not have any income history or credit. Title to that home was vested as: "JORGE CISNEROS, Married Man as his sole and separate property."

We sold this 3rd Ave home on September 28, 2018 for \$180,000; after paying off the mortgage, we used the sale proceeds to pay \$24,000 down payment toward the SYCAMORE HOME that I currently reside in. My husband signed a mortgage for \$238,500—the monthly \$1,400 payments are current.

7.8 A description and the approximate values of real and personal property owned by the decedent on the date of marriage and a statement concerning the disposition of same are attached in 7a and 7b.

7.9 Decedent and surviving spouse have been residents of California since 2004.

7.10 The petition affects title to real property, and a statement concerning the status of record title to real property at the decedent's date of death is attached.

7.11 The Petition affects title to real property commonly known as 16723 SYCAMORE ST, HESPERIA, CA 92345-2143, and a copy of the deed(s), recorded on October 4, 2018, showing vesting at the decedent's date of death are attached.

7.12 The surviving spouse's entitlement to the decedent's interest in property is based upon intestate succession since the real properties are community property and there is no will pursuant to Probate Code section 6401.

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Attachment 7(a)

1. Real Property: 16723 SYCAMORE ST, HESPERIA, CA 92345-2143;

Legal Description:

LOT 244 OF TRACT NO. 5104, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE(S) 7 THROUGH 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EX WATER RIGHTS AND EX 1/2 INT MIN RTS WITHOUT S E

Estimated value: \$425,055

Mortgage balance: \$244,540

Personal Property

2. Bank Accounts, account number unknown, located at the following branches:

Bank of America

17291 Main St, Hesperia, CA 92345

Estimated value \$30,000

Wells Fargo Bank

17442 Main St, Hesperia, CA 92345

Estimated value \$20,000

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Attachment 7(b)

1. Real Property: 16723 SYCAMORE ST, HESPERIA, CA 92345-2143;

Legal Description:

LOT 244 OF TRACT NO. 5104, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE(S) 7 THROUGH 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EX WATER RIGHTS AND EX 1/2 INT MIN RTS WITHOUT S E

Estimated value: \$425,055

Mortgage balance: \$244,540

Personal Property

2. Bank Accounts, account number unknown, located at the following branches:

Bank of America

17291 Main St, Hesperia, CA 92345

Estimated value \$30,000

Wells Fargo Bank

17442 Main St, Hesperia, CA 92345

Estimated value \$20,000

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Attachment 9

Name and Relationship	Age	Address
Evelyn Yesenia Cisneros Renteria, Daughter	26	16723 Sycamore St. Hesperia, Ca 92345
Jorge Arturo Cisneros Renteria, Son	23	16723 Sycamore St. Hesperia, Ca 92345
Ana Patricia Cisneros Renteria, daughter	20	16723 Sycamore St. Hesperia, Ca 92345
Genesis Cisneros Renteria, daughter	13	16723 Sycamore St. Hesperia, Ca 92345

PROCE2201601



Grant Deed to Real Property:

16723 SYCAMORE ST
HESPERIA, CA 92345-2143;

Electronically Recorded In Official Records, County of San Bernardino

10/04/2018
04:11 PM
CG

RECORDING REQUESTED BY:

Lawyers Title Company

Mail TAX Statements

AND WHEN RECORDED MAIL TO:

Jorge Cisneros
16723 Sycamore St
Hesperia, CA 92345



BOB DUTTON

ASSESSOR - RECORDER - CLERK

867 SPL Title Services

Doc# 2018-0365644



Titles	1	Pages	2
Fees			17.00
Taxes			291.50
CA SB2 Fee			.00
Others			.00
Paid			308.50

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 618694041

Escrow No.: 18-20813-WA

AP#: 0415-071-02-0-000

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$291.50

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of Hesperia

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Arturo Quintero and Antonia Casas, Husband and Wife as Joint Tenants

hereby GRANT(s) to: Jorge Cisneros, a married man as his sole and separate property

the real property in the County of San Bernardino, State of California, described as:

Lot 244 as per map recorded in Book 61, Pages 7 to 11 inclusive of Maps, in the office of the County Recorder of said County.

Also Known as: 16723 Sycamore Street, Hesperia, CA 92345

See attached Exhibit "A" for complete legal

Dated August 21, 2018

Arturo Quintero
Arturo Quintero

Antonia Casas
Antonia Casas

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Bernardino

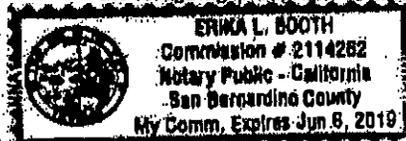
On September 27, 2018 before me, Erika L. Booth

appeared Arturo Quintero and Antonia Casas who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Erika L. Booth* (Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

File No: 618694041

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 244 OF TRACT NO. 5104, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE(S) 7 THROUGH 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE INTEREST IN $\frac{1}{2}$ OF ALL OIL, GAS AND MINERALS LYING AND BEING MORE THAN 200 FEET BELOW THE RESPECTIVE PRESENT SURFACE ELEVATIONS OF THE ABOVE DESCRIBED PROPERTY, WHICH WAS EXCEPTED IN THE DEED FROM APPLETON LAND, WATER AND POWER COMPANY, TO N. K. MENDLESOKN, ET AL., RECORDED JUNE 11, 1954, IN BOOK 3400, PAGE 409, OFFICIAL RECORDS, WHICH DEED PROVIDES AS FOLLOWS: "THAT SUCH EXCEPTED OWNERSHIP OF SUCH $\frac{1}{2}$ INTEREST IN AND TO SUCH OIL, GAS AND MINERALS DOES NOT INCLUDE AND SHALL NOT BE CONSTRUED TO INCLUDE ANY RIGHT OF ENTRY UPON ANY PART OF THE SURFACE OF THE HEREIN DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT, DRILLING, STORAGE OR OTHER ACTIVITY ANCILLARY TO THE REMOVAL OF SUCH OIL, GAS OR MINERALS".

ASSESSOR'S PARCEL NUMBER: 0415-071-02-0-000

INTESTATE PROBATE Confidential Information Sheet

(An estate in which the decedent died without a will)
Complete all information that applies to this petition.

PROCE2201601

JORGE CISNEROS AGUILA

Name of Decedent

Martha Leticia Renteria

Petitioner

Case Number

9/12/22

Date of death

spouse

Relationship to decedent

Decedent's heir(s):

Martha Leticia Renteria

Spouse/Domestic Partner

Ana Patricia Cisneros Renteria

Minor
 Adult

Child of decedent

Evelyn Yesenia Cisneros Renteria

Minor
 Adult

Child of decedent

Genesis Cisneros Renteria

Minor
 Adult

Child of decedent

Jorge Arturo Cisneros Renteria

Minor
 Adult

Child of decedent

Minor
 Adult

Child of decedent

Minor
 Adult

Grandchild of decedent

deceased

Mother of decedent

deceased

Father of decedent

Sibling of decedent

Sibling of decedent

From: Cristy Ramirez

Fax: 18886576648

To:

Fax: (909) 521-3387

Page: 14 of 15

11/16/2022 2:10 PM

Sibling of decedent

Sibling of decedent

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO

PROB2201601

Estate of JORGE CISNEROS AGUILA

Case No.:

VS.

CERTIFICATE OF ASSIGNMENT

A civil action or proceeding presented for filing must be accompanied by this Certificate. If the ground is the residence of a party, name and residence shall be stated.

The undersigned declares that the above-entitled matter is filed for proceedings in the San Bernardino - Probate District of the Superior Court under Rule 131 and General Order of this court for the checked reason:

General Collection

Nature of Action

Ground

- 1. Adoption
2. Conservator
3. Contract
4. Equity
5. Eminent Domain
6. Family Law
7. Guardianship
8. Harassment
9. Mandate
10. Name Change
11. Personal Injury
12. Personal Property
13. Probate
14. Prohibition
15. Review
16. Title to Real Property
17. Transferred Action
18. Unlawful Detainer
19. Domestic Violence
20. Other
21. THIS FILING WOULD NORMALLY FALL WITHIN JURISDICTION OF SUPERIOR COURT

The address of the accident, performance, party, detention, place of business, or other factor which qualifies this case for filing in the above-designated district is:

JORGE CISNEROS AGUILA 16723 SYCAMORE ST
NAME - INDICATE TITLE OR OTHER QUALIFYING FACTOR ADDRESS

HESPERIA CA 92345-2143
CITY STATE ZIP CODE

I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was executed on October 11, 2022 at Norwalk CA California.

Handwritten signature of attorney

Signature of Attorney/Party