

Attorney G. Dana French (for Petitioner Richard D. Wells)

Sixty-Third Account and Report of Trustee Created Under the Will of James M. Wells, Deceased; Petition for Allowance of Fees to Trustee; Petition for Approval of Accounting for the year 2015; and Petition for Order Authorizing Final Distribution of Trust Assets

DOD: 3/28/1968	<p>RICHARD D. WELLS, Successor Trustee, is Petitioner.</p> <p>Account period: 1/1/2015 thru 12/31/2015</p> <p>Accounting - \$129,029.38 Beginning POH - \$ 44,845.90 Ending POH - \$ 25,559.71 (\$25,459.71 cash)</p> <p>Trustee fees - \$5,220.00 (87 hours x \$60/hour per Declaration; for ordinary and routine management of trust property)</p> <p>Accountant fees - \$1,850.00 (paid) (per Schedule 4, Disbursements)</p> <p>Attorney fees - \$8,634.67 (paid) (per Schedule 4, Disbursements)</p> <p>Petitioner states:</p> <ul style="list-style-type: none"> All of the Trust real property containing surface rights has been sold, and the only real property interests in the trust estate are ~27 oil, gas and mineral rights, spread from as far North as Monterey County to as far south as Los Angeles County; Trustee has only two oil and gas leases on two parcels of property [specifics omitted]; The only income available to the Trust in the future will be payments from one of the leases of ~\$500.00 per year, which will not be sufficient to pay the cost of administering the Trust; Trustee has determined it to be in the best interests of the trust estate and persons interested in it that the Trustee make a final distribution of the assets of the Trust estate to the beneficiaries of the Trust, in accordance with the fractional interests of the beneficiaries, subject to the retention of a cash reserve to pay final administrative costs, including legal and accounting fees and income taxes; <p align="center">~Please see additional page~</p>	NEEDS/PROBLEMS/COMMENTS:
Cont. from		
<input type="checkbox"/> Aff.Sub.Wit.		
<input checked="" type="checkbox"/> Verified		
<input type="checkbox"/> Inventory		
<input type="checkbox"/> PTC		
<input type="checkbox"/> Not.Cred.		
<input checked="" type="checkbox"/> Notice of Hrg		
<input checked="" type="checkbox"/> Aff.Mail		
<input type="checkbox"/> Aff.Pub.	W/	
<input type="checkbox"/> Sp.Ntc.		
<input type="checkbox"/> Pers.Serv.		
<input type="checkbox"/> Conf. Screen		
<input type="checkbox"/> Letters		
<input type="checkbox"/> Duties/Supp		
<input type="checkbox"/> Objections		
<input type="checkbox"/> Video Receipt		
<input type="checkbox"/> CI Report		
<input type="checkbox"/> 9202		
<input checked="" type="checkbox"/> Order		
<input type="checkbox"/> Aff. Posting		
<input type="checkbox"/> Status Rpt		
<input type="checkbox"/> UCCJEA		
<input type="checkbox"/> Citation		
<input type="checkbox"/> FTB Notice		
		Reviewed by: LEG
		Reviewed on: 3/11/16
		Updates:
		Recommendation:
		File 1- Wells

Petitioner states, continued:

- The Trust assets on hand consist of the oil, gas, and mineral interests with a carry value of **\$100.00** plus cash of **\$25,459.71**; after payment of the Petitioner's fees as Trustee, the remaining cash will be **\$20,239.71**;
- Because of the significant administrative cost and burden of making cash distributions by mailing checks to the **39** beneficiaries, the Trustee has determined the most economically efficient method to distribute the remaining Trust assets would be in the following 3 steps:
 1. Distribute just the oil, gas, and mineral interests by recording a court order allowing a reserve of the remaining cash of **\$20,239.71** with a distribution of the oil, gas, and mineral interests to the beneficiaries;
 2. Complete the trust administration by filing final tax returns, pay final income taxes, and pay final administrative costs including trustee fees, legal fees, and accounting fees;
 3. Distribute the then remaining reserve cash to the beneficiaries in a single final distribution of cash in accordance with their interests.
- Consents of the Trust beneficiaries [*were filed 2/4/2016*] by which the beneficiaries ratify, consent to and join in the Petition for a final distribution of Trust assets; the number of beneficiaries joining in this Petition does represent more than 6 of the 9 original interests in this Trust estate and does conform with the requirements of "closing" of the Trust as set forth in the *Order Authorizing Continuation of Trust* filed 1/29/2007.

Petitioner prays for an order:

1. Approving, allowing and settling the Sixty-Third Account;
2. Approving the sum of **\$5,220.00** as payment to Petitioner as a fair and reasonable fee for services rendered during this account period as Successor Trustee;
3. Authorizing Petitioner to retain a reserve equal to the remaining cash of **\$20,239.71** to pay the final costs of administration, including trustee fees, legal fees, and accounting fees, and income taxes, and following payment of costs of administration, distribute the remaining cash reserves to the beneficiaries in accordance with their fractional interests; and
4. For an order of this Court that the Trust assets be distributed to the beneficiaries in fractional interests as follows:
 - RICHARD D. WELLS – 1/6th share;
 - JOYCE WELLS ACENA – 1/6th share;
 - JANICE WELLS COOPER – 1/12th share;
 - MICHAEL SCOTT WELLS – 1/12th share;
 - JACK W. REID – 1/36th share;
 - ROBERT SIDNEY RICE – 1/108th share;
 - GARY ALAN RICE – 1/108th share;
 - LINDA RICE FITCH – 1/108th share;
 - JOHN FOUST – 1/18th share;
 - DOROTHY ALTMAN POWERS – 1/18th share;

~Please see additional page~

1 Second Additional Page, James M. Wells (Trust) Case No. 06CEPR01303

Distribution, continued:

- MURRAY HYMAN WELLS –1/18th share;
- JAMES MONK WELLS – 1/18th share;
- KATHLEEN J. JESCH – 1/72nd share;
- SASHA NICHOLE HIGGINS –1/72nd share;
- SHERRILL ANN FLORES –1/108th share;
- DANIEL JOHN MILLER –1/108th share;
- THOMAS FRANCIS MILLER –1/108th share;
- WILLIAM WELLS – 1/48th share;
- CATHERINE SKEEN YOUNG – 1/96th share;
- SUSAN SKEEN GRIFFIN – 1/96th share;
- MICHELE WELLS ESPINOZA – 1/96th share;
- KAY WELLS JACKSON – 1/96th share;
- GERALDINE STUART FOSTER –1/144th share;
- JAMES MacMAHON STUART –1/144th share;
- JOHN E. STUART –1/144th share;
- BARBARA JUNE WELLS –1/144th share;
- DEBRA WELLS WILLIAMS –1/144th share;
- CHARLES P. WELLS –1/144th share;
- JAMES M. WELLS, JR. – 1/144th share;
- DONALD LORAN WELLS – 1/144th share;
- JANET WELLS FREITAS – 1/144th share;
- MARIA WELLS PARKER – 1/192nd share;
- WILLIAM VANCE WELLS – 1/192nd share;
- DANIEL BLAISE WELLS – 1/192nd share;
- JEFFREY DALE WELLS – 1/192nd share;
- LOIS ANNE BASINGER – 1/192nd share;
- JOSEPH EDWARD LEDBETTER – – 1/192nd share;
- THOMAS DELAWARE LEDBETTER – 1/192nd share;
- MARTHA IRENE GRAY – 1/192nd share.

Status Hearing Re: Failure to File a First Account or Petition for Final Distribution

DOD: 4-3-99	ANTHONY M. MARTINEZ , Son, was appointed Administrator with Full IAEA without bond on 11/2/10. Letters issued on 2/15/11 .	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>1. Need final account/petition for final distribution.</p>
	I&A filed 2/15/11 indicated a final estate value of \$19,000.00 consisting of a one-third interest in real property.	
	Corrected I&A filed 9/22/11 indicated a corrected value of \$57,000.00 for the one-third interest in real property.	
Cont. from 010314, 40414, 101014, 070915, 111915	Minute Order from status hearing on 01/03/14 relieved Mr. Howl as counsel and appointed the Public Administrator as Successor Administrator. Letters of Administration were issued to the Public Administrator on 06/23/14.	
Aff.Sub.Wit.	<p>Status Report of Public Administrator RE: Failure to File Final Account and Sale of Real Property filed 7/7/15 states the real property located at 824 Pucheu Street in Mendota has been sold. The PA located another piece of property owned by Tony Martinez and two other individuals that are deceased. The supplemental appraisal for the 1/3 interest valued at \$6,667.00 was filed 4/6/15. It is still on the market at this time. The PA respectfully requests time to sell the real property.</p> <p>Status Report filed 11/16/15 states the Public Administrator has located an interested buyer for the additional property found owned by Tony Martinez and two other deceased individuals. The PA needs time to deal with the 2/3 interest that is now owned by this estate and respectfully requests continuance.</p> <p>Status Report filed 3/7/16 states both pieces of property have now been sold. These were the only assets that came into the hands of the Public Administrator. Income tax work is being completed on this estate for 2014 and 2015. It is respectfully requested that this matter be continued for 90 days to assure tax returns are all completed and necessary taxes paid. The PA then anticipates being able to file the final account.</p>	
Verified		
Inventory		
PTC		
Not.Cred.		
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report	<p>Reviewed by: skc</p> <p>Reviewed on: 11/16/15</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 2 – Martinez</p>	
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		

3 Adam Carbajal Special Needs Trust Case No. 10CEPR00612

Attorney Horton, Lisa M. (for Maria Alvarez-Garcia, Trustee)

Probate Status Hearing Re: Filing of the Fourth Account

Age: 12	MARIA ALVAREZ-GARCIA , Maternal Grandmother, is Trustee.	NEEDS/PROBLEMS/COMMENTS:
	The 3rd account was settled on 04/16/2015.	1. Need Fourth Account.
Cont. from	Notice of Status Hearing filed 08/03/2015 set this Status Hearing for the Filing of the 4 th Account.	
Aff.Sub.Wit.		
Verified	Clerk's Certificate of Mailing indicates that Attorney Lisa Horton was mailed a copy of the Notice of Status of Hearing on 08/03/2015.	
Inventory		
PTC	Status Report filed 03/15/2016 states Ms. Horton has made every effort to finish and file the accounting before the status hearing, but was unable to complete it. The Third Account Current and Report of Trustee is 85% done. There were some initial bank issues, but she has the statements/information. Ms. Horton humbly requests a brief continuance to April 6, 2016 to finish and file the accounting.	
Not.Cred.		
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		Reviewed by: LV
		Reviewed on: 03/14/2016
		Updates: 03/15/2016
		Recommendation:
		File 3- Carbajal

4

**Macario Bejarano, Aliyah Bejarano, Case No. 10CEPR00774
Nathan Ceja, Jesse Bravo, and Katalina Bravo (GUARD/P)**

Petitioner Ceja, Martin (Pro Per – Great Uncle – Petitioner)
Petitioner Ceja, Chrisy (Pro Per – Great Aunt – Petitioner)

Petition for Appointment of Guardian of the Person

	See petition for details.	NEEDS/PROBLEMS/COMMENTS:
		Note: This petition pertains to Jesse and Katalina only. Guardianship of Macario and Aliyah was previously granted to Mary Lopez Hernandez on 12/7/10. A separate petition for guardianship of Nathan was dismissed on 2/4/16.
		1. Need Notice of Hearing.
		2. Need proof of personal service of Notice of Hearing with a copy of the petition at least 15 days prior to the hearing per Probate Code §1511 <u>or</u> consent and waiver of notice <u>or</u> declaration of due diligence on: - Alex Bravo (Father) - Cecilia Ceja (Mother)
		3. Need proof of service of Notice of Hearing with a copy of the petition at least 15 days prior to the hearing per Probate Code §1511 <u>or</u> consent and waiver of notice <u>or</u> declaration of due diligence on: - Paternal Grandfather - Paternal Grandmother - Martin Ceja (Maternal Grandfather) - Virginia Rangel (Maternal Grandmother) - Macario Bejarano (sibling) - Mary Lopez Hernandez (Guardian of Macario)
		Reviewed by: skc
		Reviewed on: 3/14/16
		Updates:
		Recommendation:
		File 4- Bejarano & Ceja
Cont. from 020416		
Aff.Sub.Wit.		
✓ Verified		
Inventory		
PTC		
Not.Cred.		
Notice of Hrg	X	
Aff.Mail	X	
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.	X	
✓ Conf. Screen		
✓ Letters		
✓ Duties/Supp		
Objections		
Video Receipt		
✓ CI Report		
✓ Clearances		
✓ Order		
Aff. Posting		
Status Rpt		
✓ UCCJEA		
Citation		
FTB Notice		

Former Administrator: Gwen G. Hemminger (Pro Per, of Pensacola, FL)
 Attorney Bagdasarian, Gary G. (for Successor Administrator Lisa R. Green)

Probate Status Hearing RE: Filing of Final Account of Gwen Hemminger

		<p>GWEN G. HEMMINGER, Daughter, was appointed Administrator with Full IAEA with bond of \$550,000.00 on 5/1/13. Bond was filed and Letters issued 6/26/13.</p>	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Note: Letters of Administration issued to Successor Administrator Lisa R. Green on 1/12/16.</p>
Cont. from 011416			
Aff.Sub.Wit.		Ms. Hemminger is a resident of Florida.	<p>Note: Ms. Hemminger was previously represented by Attorney David Knudson; however, on 1/14/16, the Court granted Attorney Knudson's Motion to be Relieved as Counsel.</p> <p>Note: On 3/11/16, Surety Hartford Fire Insurance Company filed a Request for Special Notice in this matter.</p> <p>1. Need first and final account of former administrator or verified written status report pursuant to Local Rule 7.5.</p>
Verified			
Inventory		On 11/19/15, Ms. Hemminger was removed as Administrator and the Court set this status hearing re the filing of a final account by Ms. Hemminger.	
PTC			
Not.Cred.			
Notice of Hrg			
Aff.Mail			
Aff.Pub.			
Sp.Ntc.			
Pers.Serv.			
Conf. Screen			
Letters			
Duties/Supp			
Objections			
Video Receipt			
CI Report			
9202			
Order			
Aff. Posting			
Status Rpt			
UCCJEA			
Citation			
FTB Notice			
			<p>Reviewed by: skc</p> <p>Reviewed on: 3/14/16</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 5- Green</p>

**6 Jerson Jacob Silva, Andrew Y. Silva, Rosa Lilia Gonzalez,
and Cindy Marissa Gonzalez (GUARD/P) Case No. 14CEPR00322**

Petitioner Lilia Gonzalez Jacobo (Pro Per)
Guardian Sofia Carrillo Figueroa (Pro Per)

Petition for Visitation

		LILIA GONZALEZ JACOBO, paternal grandmother of Rosa Gonzales and Cindy Gonzales, is Petitioner.	NEEDS/PROBLEMS/ COMMENTS:
		~Please see Petition for details~	<p>Note: It appears the <i>Petition</i> pertains only to Rosa Gonzalez and Cindy Gonzales.</p> <p>Continued from 2/11/2016. <i>Minute Order</i> states examiner notes provided in open Court.</p> <p>Note Re Visitation Order: <i>Minute Order</i> dated 2/19/2015 from the hearing on the previous <i>Petition for Visitation</i> filed on 12/1/2014 by the instant Petitioner Lilia Gonzalez states: Janette Limas and Maria Gomez are both sworn to interpret in the Spanish Language. The Court orders that Lilia Gonzalez have supervised visits with the minors every other Sunday beginning 2/22/2015 from 12pm to 2pm at the McDonalds on Shields and Blackstone. Sofia Figueroa [Guardian] is to remain within eyesight and hearing distance at all times.</p>
Cont from 021116			
	Aff.Sub.Wit.		<p>Reviewed by: LEG</p> <p>Reviewed on: 3/14/16</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 6 – Silva & Gonzalez</p>
✓	Verified		
	Inventory		
	PTC		
	Not.Cred.		
✓	Notice of Hrg		
	Aff.Mail		
	Aff.Pub.		
	Sp.Ntc.		
✓	Pers.Serv.		
	Conf. Screen		
	Letters		
	Duties/Supp		
	Objections		
	Video Receipt		
	CI Report		
	9202 Order		
	Aff. Posting		
	Status Rpt		
	UCCJEA		
	Citation		
	FTB Notice		

Attorney Catherine A. Amador (for Dearil White, Administrator)

Probate Status Hearing Re: Filing of the First Account and Final Distribution

DOD: 12/13/2013	DEARIL WHITE, son, was appointed Administrator with Full IAEA authority without bond on 12/11/2014 Letters issued on 12/12/2014.	NEEDS/PROBLEMS/COMMENTS: Continued from 2/11/2016. Minute Order states Ms. Amador's office called to advise that Counsel was unable to attend today's hearing due to illness. The Court orders that if the petition is not filed at least two days prior to 3/17/2016, then a verified status report must be filed timely, and personal appearances by both Counsel and Dearil White would be required on 3/17/2016. 1. Need first and final account, or verified status report pursuant to Probate Code § 12200, and proof of service of notice of the status hearing pursuant to Local Rule 7.5(B).
Cont. from 021116		
Aff.Sub.Wit.	Pursuant to Probate Code § 8800(b), Final Inventory and Appraisal was filed 12/16/2014 showing an estate value of \$150,000.00.	
Verified		
Inventory		
PTC		
Not.Cred.	Pursuant to Probate Code § 12200, first account and/or petition for final distribution was due 12/12/2015.	
Notice of Hrg		
Aff.Mail	Minute Order dated 12/11/2014 from the hearing on the petition for amended letters of administration set this status hearing on 2/11/2016 for filing of the first account and petition for final distribution.	
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		Reviewed by: LEG
		Reviewed on: 3/14/16
		Updates:
		Recommendation:
		File 7- White

8 Rinko Yoshioka (Estate)

Case No. 14CEPR00531

Attorney: Steven L. Shahbazian (for Executor Joyce Yamaguchi)

Attorney: John W. Phillips (for William Yoshioka)

Attorney: Jeffrey Jaech (for State Center Community College District)

Petition for Settlement of First and Final Account and Report and for Final Distribution and for Allowance of Compensation for Ordinary and Extraordinary Services.

DOD: 6/8/14	JOYCE YAMAGUCHI , Executor, is petitioner.	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>1. Petition requests the authority to designate a custody under the California Transfer to Minor's Act for the \$50,000.00 bequest to minor beneficiary Malia Kogbayashi. Probate Code §3906 states a transfer may be made only if specific requirements are met. One of the requirements is that the transfer must be authorized by the court if it exceeds \$10,000.00 in value.</p>
	Account period: 6/8/14 – 12/8/15	
	Accounting - \$626,741.15	
Cont. from 021816	Beginning POH - \$619,027.66	
Aff.Sub.Wit.	Ending POH - \$555,258.43	
<input checked="" type="checkbox"/> Verified	Executor (statutory) - \$14,917.00	
<input checked="" type="checkbox"/> Inventory	Attorney (statutory) - \$14,917.00	
<input checked="" type="checkbox"/> PTC	Attorney X/O - \$5,475.00 (per itemization and declaration, for sale of real property, Federal Tax Lien and settlement – 18.25 hours @ \$300.00 per hour)	
<input checked="" type="checkbox"/> Not.Cred.	Closing - \$2,000.00	
<input checked="" type="checkbox"/> Notice of Hrg	Petitioner states beneficiary, Malia Kobayashi is a minor. The personal representative has the authority to designate a custodian under the California Uniform Transfer to Minors Act, for the bequest to be received by the minor. The Personal Representative has designated the minor's father, Mikio Tim Kobayashi. The personal representative considers this to be in the best interest of the minor.	
<input checked="" type="checkbox"/> Aff.Mail W/	Please see additional page	
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
<input checked="" type="checkbox"/> Letters 8/1/14		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
<input checked="" type="checkbox"/> 9202		
<input checked="" type="checkbox"/> Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
<input checked="" type="checkbox"/> FTB Notice		
		Reviewed by: KT
		Reviewed on: 3/11/16
		Updates:
		Recommendation:
		File 8- Yoshioka

Proposed distribution, pursuant to Decedent's Will and Settlement Agreement is to:

Mikio Tim Kobayashi, as custodian under the California Transfer to Minor's Act, **for Malia Jesse Kobayshi**, until said minor reaches the age of 18 years - \$50,000.00

William Yoshioka - \$50,000.00 plus \$75,000.00 from the residual distributive share of State Center Community College District.

State Center Community College District - \$343,344.43

9 Ed Rontell (Estate) Case No. 14CEPR00814

Attorney Helon, Marvin T (for Steve Rontell & Nicholas L. Lucich, Jr. – Co-Executors)

Probate Status Hearing RE: Informal Accounting of the Reserve

	<p>STEVE RONTPELL and NICHOLAS LUCICH, JR., were appointed Co-Executors, with full IAEA authority without bond on 10/14/2014.</p>	<p>NEEDS/PROBLEMS/COMMENTS:</p>
	<p>Letters issued on 10/14/2014.</p>	
<p>Cont. from</p>	<p>Order on Waiver of Accounting and Final Distribution was settled on 09/17/2015.</p>	
<p>Aff.Sub.Wit.</p>		
<p>Verified</p>		
<p>Inventory</p>	<p>Minute Order of 09/17/2015 set this Status Hearing for the filing of an Informal Accounting of the Reserve of \$38,734.06.</p>	
<p>PTC</p>		
<p>Not.Cred.</p>		
<p>Notice of Hrg</p>	<p>Status Report filed 02/24/2016 states on 09/17/2015 the Court entered herein its Judgment Settling Report of Co-Executors on Waiver of Account and for Approval of Division of Community Property and for Approval of Statutory Attorney's Fees, Reimbursement of Costs and for Final Distribution. Pursuant to said Judgment, the Court scheduled a Status Hearing for March 17, 2016 for an informal accounting for the reserve.</p>	
<p>Aff.Mail</p>		
<p>Aff.Pub.</p>		
<p>Sp.Ntc.</p>		
<p>Pers.Serv.</p>		
<p>Conf. Screen</p>	<p>Balance of the Reserve account is \$23,149.06 after the following disbursements:</p>	
<p>Letters</p>	<ul style="list-style-type: none"> • Baker, Petersen & Franklin CPA Preparation of Federal Estate Tax Return - \$8000.00 • Backer, Petersen & Franklin CPA Preparation of Income Tax Returns - \$1,820.00. • United States Treasury Taxes on Federal Fiduciary Income Tax Return - \$5,491.00. • Franchise Tax Board Taxes on California Fiduciary Income Tax Return - \$274.00. 	
<p>Duties/Supp</p>		
<p>Objections</p>		
<p>Video Receipt</p>	<p>The Federal Estate Tax Return for the Estate has now been approved by the Internal Revenue Service. However, the Co-Executors request authorization to continue to hold the reserve for an additional six months in the event of any audit and associated expenses in connection with the Fiduciary Income Tax Returns for the Estate.</p>	
<p>CI Report</p>		
<p>9202</p>		
<p>Order</p>		
<p>Aff. Posting</p>		
<p>Status Rpt</p>		
<p>UCCJEA</p>		
<p>Citation</p>		
<p>FTB Notice</p>	<p>Wherefore, the Co-Executors request the Court:</p> <ol style="list-style-type: none"> 1. Approve the Status Report; 2. Authorize the Co-Executors to continue to hold a closing reserve of \$23,149.06 for up to six months, and 3. For such other and further relieve the Court deems proper. 	
		<p>Reviewed by: LV</p>
		<p>Reviewed on: 03/14/2016</p>
		<p>Updates:</p>
		<p>Recommendation:</p>
		<p>File 9- Rontell</p>

DOD: 12/12/74	<p>DOLRES MEDINA, Daughter, was appointed Administrator with Limited IAEA without bond on 10/30/14 and Letters issued 10/31/14.</p> <p>At the hearing on 10/30/14, the Court set this status hearing for the filing of the first account or petition for final distribution.</p> <p>Status Report filed 10/27/15 states the sole asset of the estate is real property located at 35 E. San Joaquin St., in Fresno that was in very poor condition. After notification of administrative citations from the City of Fresno, the structure on the property was removed.</p> <p>An I&A of the property filed 11/17/14 reflects a value at the date of death (in 1974) of \$12,000.00. The Reappraisal for Sale filed 1/20/15 reflects the property value of \$50,000.00.</p> <p>The property was listed for sale at \$50,000.00 on 6/6/15. The value has since been reduced once to \$42,500.00 and again to \$34,500.00.</p> <p>The estate is required to sell the property to pay a creditor's claim to the Fresno County Tax Collector and administrative costs. A continuance of 60 days is requested.</p> <p>Status Report filed 1/4/16 states a new probate listing agreement was executed and is attached. The estate is required to sell the property to pay a creditor's claim. Continuance of 60 days is requested.</p> <p>Status Report filed 3/14/16 states the purchase price was further reduced to \$29,500 and a new listing agreement was executed on 3/2/16. The property must be sold to pay a creditor's claim. Continuance of 60 days is requested for the filing of the first and final account.</p>	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Continued from 10/29/15, 1/7/16</p> <p>1. Need first account or petition for final distribution per Probate Code §12200.</p>
Cont'd from 102915, 010716		
Aff.Sub.Wit.		
Verified		
Inventory		
PTC		
Not.Cred.		
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		<p>Reviewed by: skc</p> <p>Reviewed on: 3/14/16</p> <p>Updates: 3/15/16</p> <p>Recommendation:</p> <p>File 10 – Medina</p>

Age: 85	<p>STEVE BERMAN, Conservatee's son, is petitioner. He petitioned the Court to have the Public Guardian appointed the Conservator of the Person and Estate on 03/05/2015.</p> <p>PUBLIC GUARDIAN was appointed Conservator of the Person and Estate on 04/15/2015.</p> <p>Petitioner requests fees in connection with the filing of the petition appointing the Public Guardian Conservator for the temporary and general petition to appoint a conservator.</p> <p>Petitioner asks that his Attorney be paid from the conservatorship estate a total of \$11,326.00 (19 Attorney hours at \$335 per hour for a total fee of \$6,365.00; and for his associate Attorney Leighton B. Koberlien for 15.40 hours at \$275 per hour at a total of \$4,235. 6.05 paralegal hours at \$120 per hour for a total of \$726). Petitioner also asks that his Attorney be reimbursed for advanced costs in the amount of \$1,265.37 for filing fees, service, and retrieval of the order by court service.</p> <p>Services are itemized by date and include review of documents, visits with client, telephone calls to client and court appearances.</p>	<p>NEEDS/PROBLEMS/COMMENTS:</p>
Cont. from		
<input type="checkbox"/> Aff.Sub.Wit.		
<input checked="" type="checkbox"/> Verified		
<input type="checkbox"/> Inventory		
<input type="checkbox"/> PTC		
<input type="checkbox"/> Not.Cred.		
<input checked="" type="checkbox"/> Notice of Hrg		
<input checked="" type="checkbox"/> Aff.Mail w/		
<input type="checkbox"/> Aff.Pub.		
<input type="checkbox"/> Sp.Ntc.		
<input type="checkbox"/> Pers.Serv.		
<input type="checkbox"/> Conf. Screen		
<input type="checkbox"/> Letters		
<input type="checkbox"/> Duties/Supp		
<input type="checkbox"/> Objections		
<input type="checkbox"/> Video Receipt		
<input type="checkbox"/> CI Report		
<input type="checkbox"/> 9202		
<input checked="" type="checkbox"/> Order		
<input type="checkbox"/> Aff. Posting		
<input type="checkbox"/> Status Rpt		
<input type="checkbox"/> UCCJEA		
<input type="checkbox"/> Citation		
<input type="checkbox"/> FTB Notice		
		<p>Reviewed by: LV</p> <p>Reviewed on: 03/14/2016</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 11- Glaser</p>

12 Rodolfo Cortez Castillo (Estate) Case No. 15CEPR00746

Petitioner Castillo, Marilyn De La Cruz (Pro Per – Administrator)

Probate Status Hearing Re: Filing Inventory and Appraisal

DOD: 07/05/2015	MARILYNN DE LA CRUZ CASTILLO,	NEEDS/PROBLEMS/COMMENTS: 1. Need Inventory and Appraisal or current written status report pursuant to Local Rule 7.5 which states in all matters set for status hearing verified status reports must be filed no later than 10 days before the hearing. Status Reports must comply with the applicable code requirements. Notice of the status hearing, together with a copy of the Status Report shall be served on all necessary parties. Note: Petitioner filed an Inventory and Appraisal (partial No. 1) on 08/12/2015 however it has not been appraised by the Probate Referee.
	daughter, was appointed Administrator with full IAEA authority and bond set at \$500,000.00 on 10/15/2015.	
Cont. from	Receipt of Bond filed in the amount of	
Aff.Sub.Wit.	\$500,000.00 on 10/19/2016.	
Verified		
Inventory	Letters issued on 10/19/2016.	
PTC		
Not.Cred.	Minute Order of 10/15/2015 set this	
Notice of Hrg	Status Hearing for the filing of the Final Inventory and Appraisal.	
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		Reviewed by: LV
		Reviewed on: 03/14/2016
		Updates:
		Recommendation:
		File 12- Castillo

13 James Mercer (Estate) Case No. 15CEPR00865

Attorney Flanigan, Philip M. (for Linda Bronson – Administrator)

Probate Status Hearing Re: Filing Inventory and Appraisal

DOD: 08/01/2015		<p>NEEDS/PROBLEMS/COMMENTS:</p> <p><u>OFF CALENDAR.</u> <u>Final Inventory and Appraisal</u> <u>filed 03/07/2016.</u></p>
Cont. from		
Aff.Sub.Wit.		
Verified		
Inventory		
PTC		
Not.Cred.		
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		Reviewed by: LV
		Reviewed on: 03/14/2016
		Updates:
		Recommendation:
		File 13- Mercer

Petitioner Munguia, Maribel (Pro Per – Maternal Grandmother – Petitioner)

Petition for Appointment of Guardian of the Person

		See petition for details.	NEEDS/PROBLEMS/ COMMENTS: Minute Order 1/5/16: Examiner notes provided in open court. Note: As of 3/14/16, nothing further has been filed. The following issues remain: <u>SEE PAGE 2</u>	
Cont. from 010516, 020916				
	Aff.Sub.Wit.			
✓	Verified			
	Inventory			
	PTC			
	Not.Cred.			
✓	Notice of Hrg			
✓	Aff.Mail			w/o
	Aff.Pub.			
	Sp.Ntc.			
	Pers.Serv.			x
✓	Conf. Screen			
✓	Letters			
✓	Duties/Supp			
	Objections			
	Video Receipt			
✓	CI Report			
✓	Clearances			
✓	Order			
	Aff. Posting			
	Status Rpt			
✓	UCCJEA			
	Citation			
	FTB Notice			
		Reviewed by: skc		
		Reviewed on: 3/14/16		
		Updates:		
		Recommendation:		
		File 14- Chavarria, Espinoza, Delgado, Rodriguez, Balladares		

Page 2 – NEEDS/PROBLEMS/COMMENTS:

1. Need proof of personal service of Notice of Hearing with a copy of the petition at least 15 days prior to the hearing per Probate Code §1511 or consent and waiver of notice or declaration of due diligence on:
 - Andrea Chavarria (Minor)
 - Maria Espinoza (Minor)
 - Betzaida Delgado (Minor)
 - Claudia Delgado (Mother)
 - Oscar Chavarria (Father of Andrea)
 - Cruz Espinoza (Father of Maria)
 - Jorge Cuevas (Father of Betzaida)
 - Adolfo Rodriguez (Father of Monica and Yesenia)
 - Rene Balladares (Father of Rene)

Note: Declarations of Due Diligence filed 12/31/15 states Adolfo Rodriguez, Cruz Espinoza, and Rene Balladares were personally served, and Jorge Cuevas was notified of this court date by Facebook, but no Notice of Hearing or Proof of Service or other documentation has been filed.

2. Need proof of service of Notice of Hearing with a copy of the petition at least 15 days prior to the hearing per Probate Code §1511 or consent and waiver of notice or declaration of due diligence on:
 - Jose G. Delgado (Maternal Grandfather)
 - Israel Cavarria (Paternal Grandfather of Andrea)
 - Elvia Chavarria (Paternal Grandmother of Andrea)
 - Paternal Grandparents of Maria
 - Paternal Grandparents of Betzaida
 - Adolfo Rodriguez, Sr. (Paternal Grandfather of Monica and Yesenia)
 - Maria Aguirre (Paternal Grandmother of Monica and Yesenia)
 - Gloria Del Rosario Contreras (Paternal Grandmother of Rene)

Note: Notices of Hearing filed 12/31/15 are defective. They do not indicate that the parties were served with a copy of the petition, and the service information is incomplete (does not state when the parties were served or by whom).

Note: It appears notice was sent to a Rogelio Cuevas and Esperanza Prado, but it is unclear who these people are. Are these the paternal grandparents of Betzaida?

Petition for Letters of Administration; Authorization to Administer under IAEA

DOD: 8/6/00	3B FARMS, INC. , Interested party, is Petitioner and requests appointment of the FRESNO COUNTY PUBLIC ADMINISTRATOR as Administrator with Full IAEA.	<p>NEEDS/PROBLEMS/ COMMENTS:</p> <p><u>Continued from 2/4/16, 2/11/16.</u></p> <p>Note: Letters have been submitted by the Public Administrator.</p> <p>Note: If granted, the Court will set status hearings as follows:</p> <ul style="list-style-type: none"> • Thursday, August 11, 2016 for filing the Inventory and Appraisal • Thursday, May 18, 2017 for filing the first account or petition for final distribution <p>If the proper items are on file pursuant to Local Rule 7.5, the status hearings may come off calendar.</p>
Cont. from 020416, 021116	Full IAEA – ok	
Aff.Sub.Wit.	Residence: Fresno, CA <u>or</u> Sanger, CA Publication: Fresno Bee	
<input checked="" type="checkbox"/> Verified		
Inventory		
PTC	Estimated value of estate: Personal property: Unknown Real property: \$50,000.00	
Not.Cred.		
<input checked="" type="checkbox"/> Notice of Hrg	Probate Referee: Steven Diebert	
<input checked="" type="checkbox"/> Aff.Mail	Petitioner states the only known beneficiary, Virginia Shubin Barnett, daughter, has been asked to open a probate but has failed to do so.	
<input checked="" type="checkbox"/> Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen	Petitioner states it is unknown if the decedent died testate or intestate. Although the decedent died in 2000, her only child is uncooperative and has thus far refused to probate this estate.	
<input checked="" type="checkbox"/> Letters		
Duties/Supp		
Objections		
Video Receipt	Declaration of Attorney Brodersen filed 2/10/16 states in 2014, a partition action concerning real property located in Sanger was filed in 14CECG03007. In reliance upon a statement by Attorney Roger Nuttall, Petitioner 3B Farms agreed to set aside a default and an unverified answer was filed on 6/25/15 by Mr. Nuttall on behalf of the decedent, without mentioning that she is deceased, which not disclosed until September 2015. On 11/2/15, Mr. Brodersen discussed the need for a personal representative for this estate with Mr. Nuttall, and followed up with an email confirming that a petition would be filed. Having received no indication that Ms. Barnett would act, Petitioner 3B Farms filed the instant petition on 12/15/15. A declination to serve was sent to Mr. Nuttall, no response received. Therefore, Petitioner respectfully requests that an affirmative Declination to Serve under §8461 not be required.	
CI Report		
9202		
<input checked="" type="checkbox"/> Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		

Reviewed by: skc

Reviewed on: 3/14/16

Updates:

Recommendation:

File 15-Shubin

Petition for Instructions Pursuant to Probate Code 17200

		MELANIE HORNE , Successor Trustee, is petitioner.	<p>NEEDS/PROBLEMS/COMMENTS:</p> <ol style="list-style-type: none"> Petition does not include the names and addresses of each person entitled to notice. Specifically, the beneficiaries of the trust. Probate Code §17201. Need Order. Local Rule 7.1 states a proposed Order shall be submitted with all pleadings that request relief. If the proposed order is not received in the Probate Filing Clerk's Office ten (10) days before the scheduled hearing, a continuance may be required.
		Petitioner states the Trustors/Settlers of the Trust, Truman J. and Lucy C. Rowland died and per the terms of the Trust Petitioner became the sole surviving Trustee of the Trust. Upon the death of the surviving Settlor the Trust was to terminate and the assets be distributed to the beneficiaries identified in the Trust document.	
Cont. from 021116		The Trust is the owner of real property consisting of approximately 18.35 acres in Fresno and approximately 23 acres in Fresno. The properties are farm properties.	
	Aff.Sub.Wit.		
✓	Verified		
	Inventory		
	PTC		
	Not.Cred.		
✓	Notice of Hrg		
✓	Aff.Mail	W/	
	Aff.Pub.		
	Sp.Ntc.		
	Pers.Serv.		
	Conf. Screen		
	Letters		
	Duties/Supp		
	Objections		
	Video Receipt		
	CI Report		
	9202		
	Order	X	
	Aff. Posting		
	Status Rpt		
	UCCJEA		
	Citation		
	FTB Notice		
		In or about January 1, 2008, the Roland Family Trust entered into a written lease of the properties with Duinkerken Farms , a general partnership comprised of Herman Duinkerken and Brad Duinkerken . The lease was drafted by Duinkerken Farms and provides for a 15 year term subject to the right of termination of the Lease as provided therein.	
		The lease provides that if it is terminated within the first three years there are specific payments that must be made to the tenant, Duinkerken Farms but otherwise it contains no further restrictions on the right of the landlord to terminate the lease.	
		The lease also contains a right of first refusal in the event that the Trust elects to sell the property. The right of first refusal may be exercised at any time.	
		Reviewed by: KT	
		Reviewed on: 3/14/16	
		Updates:	
		Recommendation:	
		File 16- Rowland	

Petitioner Melanie Horne, and the designated beneficiaries of the Trust are all senior citizens now and the existence of the lease and continued existence of the Trust is interfering with the beneficiaries receiving any benefit from the Trust itself. The Trust was supposed to be terminated and wrapped up on the death of the survivor.

On or about March of 2015, Petitioner decided to sell the properties so that the Trust may close and its assets distributed to the beneficiaries. Petitioner received an offer to purchase the farm properties that was acceptable to the Trust.

On March 10, 2015, Petitioner by certified mail notified Respondents that the lease would be terminated at the end of the 2015 crop year. Petitioner supplied Respondents with a copy of the executed agreement to sell the farm properties in order to trigger the right of first refusal that Respondents had under the lease.

After some back and forth, Respondents refused to meet the offer that was made and failed to exercise the right of first refusal. At that point in time, Respondents were advised that their right of possession under the lease would end on December 31, 2015. Respondents were advised to vacate the premises before the end of the year.

Respondents have not vacated the premises and have indicated that they do not believe the lease is at an end.

If Respondents do not vacate the premises by the end of the year, the Trust is at risk that it will lose the pending sale and be unable to sell the properties.

Respondent contends that the lease continues on for another 8 years and that the Trust has no right to terminate it despite the language in the lease.

The lease provides for a rental of 25% of the crops grown on the premises. IN order to ascertain if the correct amount of rent is being paid, Respondents are obligated to provide an accounting annually of the value of the crops grown. Respondents have failed to do so and continue to fail to do so.

The failure of the Respondents to provide the necessary accounting and to pay the rents actually due is further grounds, under the lease, for termination of the lease.

Since Respondents failed to exercise the right of first refusal, Petitioner has the absolute right to sell the property without being burdened by the lease and Petitioner seeks an order of this court authorizing the sale free of claims of Respondents.

Petitioner requests a determination that upon the sale of the property and failure of Respondents to exercise the right of first refusal, the lease terminated as a matter of law at the end of 2015 and that Petitioner is free to sell the property free and clear of any claimed lease or rights of Respondents.

Please see additional page.

Respondents are in breach of the lease in that they have failed and refused and continue to fail and refuse to vacate the property despite the termination of the lease. In addition, Respondents are in breach of the lease in that they have failed and refused and continue to fail and refuse to account for the full amount of the rent that is due.

As a result of the breaches of contract by Respondents, Petitioner has been damaged in an amount that will be shown according to proof. In addition, Petitioner is entitled to a complete accounting of the value of the crop and payment of any rent shown to be due under the accounting.

Wherefore, Petitioner prays for an Order that:

1. The lease be declared at an end, the Trust is directed to complete the sale and that the sale be free of any claimed lease;
2. Upon the completion of the sale, the Petitioner shall forthwith prepare a final accounting for the Trust and distribute the Trust as provided in the Trust;
3. For a declaration that the lease can be and is terminated;
4. For damages for breach of the lease according to proof;
5. For costs of suit including attorney fees;
6. For such other and further relief as the court deems just.

Response to Petition for Instructions filed by Brad Duinkerken filed on 3/1/16. Respondent states on or about January 1, 2008, he and his father Herman (now deceased) entered into the Lease that is the subject of the current petition.

Prior to entering into the Lease, Respondent was asked by his neighbor, Kenny Harbert (believed to be Petitioner's brother), to assist him in financing, planting and cultivating walnut and almond trees on the two parcels of property that is the subject of the Lease. Respondent did in fact, assist in the financing, planting, and cultivating of these trees.

After the planting of the trees, Kenny Harbert died and Respondent entered into the subject Lease with Petitioner, who was and is the trustee of the survivors' trust that owns the property.

At the time of entering into the Lease, both the almond trees and the walnut trees were too young to produce a crop and would not begin producing enough to cover expenses for several years.

The Lease was clearly and unequivocally for a term of 15 years. It specifically states that it will end upon the 31st day of December 2023.

The purpose of the 15 year term was to allow Respondent enough time to recover expenses in planting, cultivating and make a fair profit.

There are only two conditions in the terms of the Lease that would allow termination before December 31, 2023:

- a. If Respondent purchases the property, or:
- b. If Respondent fails to make the required rent payments.

Neither of these conditions exist and, therefore, Petitioner has no right to terminate the Lease.

Please see additional page

Response to Petition for Instructions filed by Brad Duinkerken filed on 3/1/16 (cont.):

Petitioner's claim that she has a right to terminate the Lease without cause is not correct and makes no sense. There would be no purpose to include a specific 15 year term if it could be terminated without cause.

Petitioner's claim that upon Respondent's failure to exercise its right of first refusal to purchase the property, the Lease is terminated is incorrect and contrary to California law. California courts have found that: "the general rule is that a sale by lessor of real estate, during an unexpired term, under which a tenant is holding, where a condition is attached, does not of itself abrogate the lease, terminate the leasehold estate, or authorized the landlord to treat the lease as at an end without offering to fulfill the condition. Its effect is to substitute the fence of the reversion to all of the rights of the original lessor. The vendee then becomes the landlord by operation of law and the tenant becomes a tenant of the vendee of the reversion [citation omitted]." *Henry Upton vs Steven Toth*, 36 Cal. App 2nd 679, 684.

The third party purchaser of property with an unexpired lease takes the property subject to the lease with the same rights and obligations as the original owner. [Civil Code §821]

There was no intent by the parties of this Lease that the Lease would terminate upon the sale of the property to a third party, and there is nothing in the Lease to suggest otherwise.

Petitioner's claim that the Respondent has failed to pay the required rent and provide the necessary accounting is not true.

Respondent has paid all rent due, and even some estimated payments made before they were due, along with accounting of the value of the crop sales.

The Lease requires Petitioner to provide sufficient water for irrigation during the 15 year term of the Lease. The wells on the property failed and Respondent had to spend \$37,414.23 between July of 2012 and July of 2015 when repairing and replacing well and pump equipment necessary to provide sufficient water for irrigation. Even though pursuant to the Lease, Petitioner is responsible for this \$37,414.23 expense, Respondent has made no attempt, to date, to collect from her.

Conclusion: Respondent is not in default and has not purchased the property, the only 2 conditions that would allow early termination of the Lease, and **therefore, respectfully requests that the Petition to determine the Lease terminated be denied.**

Petitioner's Reply to Respondent's Response filed by Trustee, Melanie Horne on 3/10/15. Petitioner states pursuant to the terms of the Lease, Petitioner may terminate the Lease. The Lease explicitly provides that, the "Lessee [Respondent] agrees that [if] *any shall be due and unpaid*, or if default shall be made in any of the covenants herein contained, on the part of the Lessee to be kept and performed by him, *then it shall be lawful for the said Lessor [Trust]* at his option to terminate the lease and take full possession of the premises." [Emphasis added.]

Please see additional page

Petitioner's Reply to Respondent's Response filed by Trustee, Melanie Horne (cont.): Petitioner alleges that it has been underpaid and there is rent due and owing. The Lease calls for payments based on a percentage of the harvest, specifically 25%. As a matter of right Petitioner may terminate the Lease and take full possession upon Respondent's default caused by their failure to pay rent or provide an accounting as agreed in the Lease. Irrespective of the interpretation of the other terms in the Lease, it is clear that the default based on the failure to pay rent and to account is grounds for termination of the Lease. Petitioner is entitled to termination of the Lease based on that fact alone.

Even after Petitioner filed a petition, Respondents failed to establish that they are not in default. Respondents make *conclusory, self-serving statements* that they have paid all rents due, however they have provided *no evidence, such as an accounting*, to establish the crop sales for the past 7 years to substantiate their claim. Exhibit B to Brad Duinkerken's declaration, which is objected to, *does not provide any evidence* of the crop sales. Instead for example, Respondent should have provided actual invoices from the buyers, which would disclose the value of the actual crop sold. Petitioner alleges it has been underpaid and that there are rents due and owing.

Moreover, Petitioner may terminate the Lease, without any liability for an alleged breach, by selling the subject real property. The only restriction in terminating the Lease based upon the sale of the real property is Respondent's right of first refusal.

The Lease states in pertinent part, "It is mutually understood and agreed by the Lessor and the Lessee, that the land said herein be sold, Duinkerken Farms will have the first opportunity to buy. If the land lease is terminated within the next 3 years the [Trust] will pay cultural costs due Duinkerkin Farms[.]"

Respondent's contention that the Lease may be terminated "*only*" if "a. Respondent purchases the property, or b. If Respondent fails to make the required rent payments [.]" misstates the terms of the Lease and quotes language that is nonexistent in the Lease. Respondent further contend that Petitioner cannot terminate the Lease because the Lease calls for a 15 year term and it is "contrary to California Law."

Respondent's caused the Lease to be drafted. They now claim there is ambiguity in the Lease with respect to the Termination by Sales Clause. Essentially, Respondent's made a deal that is now no longer to their benefit and they seek to rewrite the terms of the agreement, which is contrary to the intent of the parties at the time they executed the Lease. The terms of the Lease clearly show that the parties contemplated termination of the Lease upon sale. Respondents should not be entitled to draft the agreement at issue and later make a nonsensical ambiguity argument which is contrary to the intent of the parties at the time the Lease was drafted, simply because their interpretation is to the benefit.

Respondents misstate the language of Civil Code §821. Section §821 states "[a] person to whom any real property is transferred or devised, upon which rent has been reserved, or to who any⁷ such rent is transferred, *is entitled to the same remedies* for recovery of rent, for non-performance of any of the terms of the lease, or for any waste or cause of forfeiture, *as his grantor or devisor might have had.*" [emphasis added.]

Please see additional page.

Petitioner's Reply to Respondent's Response filed by Trustee, Melanie Horne (cont): Here, this section is not applicable. Contrary to Respondent's contention, this section does require a third-party purchaser of property to take over a lease; it simply means that *if* they do take over the lease, the third-party has the same remedies for rent, etc. Further, Section 821 is irrelevant because there is no third-party purchaser or transferee claiming rights passed down from his grantor.

Petitioner objects to Respondent's allegations regarding irrigation and water supply and contends they are irrelevant. Respondent does not allege that the water was insufficient; only that the pump and well needed repairs.

Respondent is correct in stating that Petitioner must supply sufficient water for farming of the subject property. The issue is the pump and well, which is Respondent's own responsibility. Respondents did not seek reimbursement from Petitioner because they cannot do so. Pursuant to the terms of the Lease, Respondent is responsible, at his own expense, to pay for the repair and replacement of the water well. Petitioner is not obligated to pay for or reimburse Respondent for any costs incurred in repairing or replacing the water well.

Petitioner seeks to liquidate the assets of the Trust, perform a final accounting and terminate the Trust per its terms. Petitioner is unable to do so until the Lease is terminated and the property sold. Respondents have no basis for refusing to move off the property and terminate the Lease as by its terms it can be terminated if Petitioner sells the land and Respondent fails to exercise the right of first refusal.

Since Respondent failed to exercise the right of first refusal, Petitioner has the absolute right to sell the property without it being burdened by the Lease.

Petitioner seeks an order of this Court authorizing the sale free of the claims of Respondent.

17 Alexis Velasquez, Carlos Velasquez, Luke Velasquez (GUARD/P)
Case No. 16CEPR00054

Petitioner: Trudy Lynn Lewis (pro per)

Petition for Appointment of Guardian of the Person

	THERE IS NO TEMPORARY. No temporary was requested.	NEEDS/PROBLEMS/COMMENTS:
	TRUDY LYNN LEWIS, aunt, is petitioner.	
Cont. from		
Aff.Sub.Wit.	Please see petition for details.	
Verified		
Inventory		
PTC		
Not.Cred.	Court Investigator Report filed on 3/10/16	
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		Reviewed by: KT
		Reviewed on: 3/15/16
		Updates:
		Recommendation:
		File 17- Velasquez

Petitioner: Julia Ann Robles (pro per)

Petition for Appointment of Guardian of the Person

		TEMPORARY EXPIRES 3/17/16	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Minute order dated 1/28/16 (from the temporary hearing) states (in pertinent part) Connie Burriel objects for the record. The Court orders that written objections are to be filed and properly served no later than 3/2/16. The Court orders that there shall be no unsupervised visits. – As of 3/15/16 objections have not been filed.</p>	
		<p>JULIA ANN ROBLES, paternal grandmother, is petitioner.</p> <p>Please see petition for details.</p> <p>Court Investigator Report filed on 3/10/16</p>		
Cont. from				
<input type="checkbox"/>	Aff.Sub.Wit.			
<input checked="" type="checkbox"/>	Verified			
<input type="checkbox"/>	Inventory			
<input type="checkbox"/>	PTC			
<input type="checkbox"/>	Not.Cred.			
<input checked="" type="checkbox"/>	Notice of Hrg			
<input type="checkbox"/>	Aff.Mail			
<input type="checkbox"/>	Aff.Pub.			
<input type="checkbox"/>	Sp.Ntc.			
<input checked="" type="checkbox"/>	Pers.Serv.	W/		
<input checked="" type="checkbox"/>	Conf. Screen			
<input checked="" type="checkbox"/>	Letters			
<input checked="" type="checkbox"/>	Duties/Supp			
<input type="checkbox"/>	Objections			
<input type="checkbox"/>	Video Receipt			
<input checked="" type="checkbox"/>	CI Report			
<input type="checkbox"/>	9202			
<input checked="" type="checkbox"/>	Order			
<input type="checkbox"/>	Aff. Posting			
<input type="checkbox"/>	Status Rpt			
<input checked="" type="checkbox"/>	UCCJEA			
<input type="checkbox"/>	Citation			
<input type="checkbox"/>	FTB Notice			
				<p>Reviewed by: KT</p> <p>Reviewed on: 3/15/16</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 18- Rubio</p>

**Petition for Probate of Will and for Letters of Administration with Will
 Annexed; Authorization to Administer under the IAEA**

DOD: 9/20/2015		<p>KIMBERLY FUS, personal representative of Idaho estate, requests appointment as Administrator with will annexed without bond.</p> <p>Other executors will not act due to death.</p> <p>Petitioner states she was appointed personal representative of joint estates of decedent and Fred Adkins (spouse) in Nampa, Idaho without court supervision and without bond. Decedent and Fred Adkins (spouse) owned real property in Fresno County as joint tenants. After Fred Adkins' death, decedent became the sole owner of the real property. Petitioner needs to open an ancillary administration in Fresno County in order to sell decedent's real property and distribute the funds to Petitioner as the personal representative of the joint estates of decedent and Fred Adkins.</p> <p>All heirs waive bond</p> <p>Full IAEA – o.k.</p> <p>Will dated 10/8/1980</p> <p>Residence: Nampa, Idaho (leaving property in Fresno County)</p> <p>Publication: Business Journal</p> <p>Estimated value of Estate:</p> <table> <tr> <td>Personal property</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Annual gross income:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Real property:</td> <td>\$</td> <td>20,000.00</td> </tr> <tr> <td>Total:</td> <td>\$</td> <td>20,000.00</td> </tr> </table> <p>Probate Referee: Rick Smith</p>	Personal property	\$	0.00	Annual gross income:	\$	0.00	Real property:	\$	20,000.00	Total:	\$	20,000.00	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Note: This is an ancillary administration.</p> <p>1. Proposed personal representative is a resident of Idaho. Probate Code 8571 states notwithstanding a waiver of bond, the court in its discretion may require a nonresident personal representative to give a bond in an amount determined by the court.</p> <p>Note: If granted, the Court will set status hearings as follows:</p> <ul style="list-style-type: none"> • Tuesday, August 23, 2016 for filing Inventory and Appraisal • Tuesday, May 23, 2017 for filing the first account or petition for final distribution
Personal property	\$		0.00												
Annual gross income:	\$		0.00												
Real property:	\$		20,000.00												
Total:	\$		20,000.00												
Cont. from															
<input type="checkbox"/>	Aff.Sub.Wit. s/p														
<input checked="" type="checkbox"/>	Verified														
<input type="checkbox"/>	Inventory														
<input type="checkbox"/>	PTC														
<input type="checkbox"/>	Not.Cred.														
<input checked="" type="checkbox"/>	Notice of Hrg														
<input checked="" type="checkbox"/>	Aff.Mail w/														
<input checked="" type="checkbox"/>	Aff.Pub.														
<input type="checkbox"/>	Sp.Ntc.														
<input type="checkbox"/>	Pers.Serv.														
<input type="checkbox"/>	Conf. Screen														
<input checked="" type="checkbox"/>	Letters														
<input checked="" type="checkbox"/>	Duties/Supp														
<input type="checkbox"/>	Objections														
<input type="checkbox"/>	Video Receipt														
<input type="checkbox"/>	CI Report														
<input type="checkbox"/>	9202														
<input checked="" type="checkbox"/>	Order														
<input type="checkbox"/>	Aff. Posting														
<input type="checkbox"/>	Status Rpt														
<input type="checkbox"/>	UCCJEA														
<input type="checkbox"/>	Citation														
<input type="checkbox"/>	FTB Notice														
Reviewed by: SEF															
Reviewed on: 3/15/16															
Updates: 3/16/2015															
Recommendation:															
File 19- Adkins															

20 Ray Cuevas (Estate)

Case No. 16CEPR00131

Petitioner: Irene C. Kayaian (Pro Per)

Attorney: William F. Hancock, Jr (for Objector – Adela Lopez Palma Cuevas)

Petition for Letters of Administration

DOD: 10/17/2016	IRENE CUEVAS KAYAIAN , daughter, is petitioner and requests appointment as Administrator without bond.	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Competing petition filed by Surviving Spouse Adela Lopez Palma Cuevas is set for hearing 4/12/2016.</p> <p>Petitioner:</p> <ol style="list-style-type: none"> 1. Need proof of publication. 2. Item 3d of petition states that all heirs waive bond; need <i>Waivers of Bond by Heir or Beneficiary</i> (DE-142) pursuant to Probate Code 8481 from the following or Court may require bond: <ol style="list-style-type: none"> a. Adela Lopez Palma Cuevas (spouse) b. Ray Cuevas Jr. (son) c. Isaias Cuevas (son) d. Mary Louise Recinos (daughter) e. Jeanie Orona (daughter) f. David Cuevas (son) g. Margaret Ann Hernandez (daughter) <p>Objector:</p> <ol style="list-style-type: none"> 1. Objection to petition filed 3/2/2016 is not verified pursuant to Probate Code 1021 et seq. <p>Note: If granted, the Court will set status hearings as follows:</p> <ul style="list-style-type: none"> • Tuesday, August 16, 2016 for filing Inventory and Appraisal • Tuesday, May 16, 2017 for filing the first account or petition for final distribution
Cont. from	Full IAEA – need	
Aff.Sub.Wit.	Decedent died intestate	
<input checked="" type="checkbox"/> Verified		
Inventory	Residence: Sanger	
PTC	Publication: need	
Not.Cred.		
<input checked="" type="checkbox"/> Notice of Hrg	Estimated value of Estate:	
<input checked="" type="checkbox"/> Aff.Mail w/	Personal property \$ 400,000.00	
Aff.Pub. x	Annual gross income: \$ 2,600.00	
Sp.Ntc.	Real property: \$ 600,000.00	
Pers.Serv.	Total: \$ 1,002,600.00	
Conf. Screen	Probate Referee: Rick Smith	
<input checked="" type="checkbox"/> Letters	<p>OBJECTION TO PETITION for Appointment of Administrator and competing Petition for Appointment as Administrator were filed 3/2/2016 by ADELA LOPEZ PALMA CUEVAS, surviving spouse. Spouse states she has priority pursuant to Probate Code 8460(a).</p>	
<input checked="" type="checkbox"/> Duties/Supp		
<input checked="" type="checkbox"/> Objections w/		
Video Receipt		
CI Report		
9202		
<input checked="" type="checkbox"/> Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
Reviewed by: SEF		
Reviewed on: 3/15/2016		
Updates:		
Recommendation:		
File 20- Cuevas		

Petition to Determine Succession to Real Property

DOD: 10/12/2013	LOGAN SHARE KINGHAM , great nephew and named beneficiary is petitioner	<p>NEEDS/PROBLEMS/COMMENTS:</p> <ol style="list-style-type: none"> 1. Need <i>Notice of Hearing</i>. 2. Need proof of service of <i>Notice of Hearing</i> with at least 15 days notice on all parties listed in Item 14 of petition: <ol style="list-style-type: none"> a. Nora Carlton b. Jessie Smith 3. The inventory and appraisal filed 2/8/2016 is incomplete. Property listed must be appraised by the Probate Referee. 4. Items 6a,b and 7 of petition are incomplete re: if there are any other proceedings in California or another jurisdiction. 5. Parties listed on item 14 of petition do not list their relationship to decedent. 6. Item 9a(3) of petition not checked re: if decedent is survived by issue of a predeceased child.
Cont. from	40 days since DOD	
<input type="checkbox"/> Aff.Sub.Wit.	Will dated 3/13/2008	
<input checked="" type="checkbox"/> Verified	I & A - need	
<input type="checkbox"/> Inventory		
<input type="checkbox"/> PTC		
<input type="checkbox"/> Not.Cred.		
<input type="checkbox"/> Notice of Hrg	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Aff.Mail	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Aff.Pub.		
<input type="checkbox"/> Sp.Ntc.		
<input type="checkbox"/> Pers.Serv.		
<input type="checkbox"/> Conf. Screen		
<input type="checkbox"/> Letters		
<input type="checkbox"/> Duties/Supp		
<input type="checkbox"/> Objections		
<input type="checkbox"/> Video Receipt		
<input type="checkbox"/> CI Report		
<input type="checkbox"/> 9202		
<input checked="" type="checkbox"/> Order		
<input type="checkbox"/> Aff. Posting		
<input type="checkbox"/> Status Rpt		
<input type="checkbox"/> UCCJEA		
<input type="checkbox"/> Citation		
<input type="checkbox"/> FTB Notice		
		Reviewed by: SEF
		Reviewed on: 3/15/2016
		Updates:
		Recommendation:
		File 21- Preston

**Petition for Probate of Lost Will and for Letters of Administration with Will
 Annexed; Authorization to Administer Under the IAEA**

DOD: 12/1/2016		<p>BRITTANY PINSON, relationship to decedent unknown/petitioner, requests appointment as administrator with will annexed without bond.</p> <p>Other executors will not act due to death.</p> <p>Declaration filed 3/7/2015 states Attorney for Petitioner has exhausted all resources in attempting to locate the original Will of decedent. They were advised by their client that the original Will was not in the possession of decedent when she passed away, nor in possession of petitioner or any family member. Only a copy of the Will was in the possession of Decedent. The copy of the Will was stamped "<i>Original of this document is on file in the office of Coleman & Coleman.</i>" Attorney checked with Fresno Superior Court, but original will was never lodged. The State Bar of California website indicates Doris Coleman is deceased. Attorney is unable to determine where their client files were transferred. Attorney also checked with law firm of Coleman & Horowitz to see if they had any information, but they advised that there is no relationship with Doris Coleman.</p> <p>Full IAEA – o.k.</p> <p>Lost will dated 2/24/1992</p> <p>Residence: Fresno Publication: Business Journal</p> <p>Estimated value of Estate:</p> <table> <tr> <td>Personal property</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Annual gross income:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Real property:</td> <td>\$</td> <td>170,000.00</td> </tr> <tr> <td>Total:</td> <td>\$</td> <td>170,000.00</td> </tr> </table> <p>Probate Referee: Rick Smith</p>	Personal property	\$	0.00	Annual gross income:	\$	0.00	Real property:	\$	170,000.00	Total:	\$	170,000.00	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Note: This is a request for probate of a lost will.</p> <ol style="list-style-type: none"> 1. Petition and declaration of the petitioner regarding the "lost" will does not rebut the presumption that the Will was destroyed with the intent to revoke pursuant to Probate Code §6124. 2. Item 2b(1) of petition requests appointment of Petitioner as executor without bond; however, petitioner is not named as executor in Will and this appears to be a petition for appointment as administrator with will annexed. 3. Item 3d of petition states Will waives bond; however, Petitioner is not the named executor. Court may require bond pursuant to Probate Code 8481. 4. Brittany Pinson (petitioner) is not listed on Item 8 of petition nor is her relationship to decedent, as required. 5. Order does not include the provisions of the Will pursuant to Probate Code 8223. Need new order.
Personal property	\$		0.00												
Annual gross income:	\$		0.00												
Real property:	\$		170,000.00												
Total:	\$		170,000.00												
Cont. from															
<input type="checkbox"/>	Aff.Sub.Wit.		s/p												
<input checked="" type="checkbox"/>	Verified														
<input type="checkbox"/>	Inventory														
<input type="checkbox"/>	PTC														
<input type="checkbox"/>	Not.Cred.														
<input checked="" type="checkbox"/>	Notice of Hrg														
<input checked="" type="checkbox"/>	Aff.Mail		w/												
<input checked="" type="checkbox"/>	Aff.Pub.														
<input type="checkbox"/>	Sp.Ntc.														
<input type="checkbox"/>	Pers.Serv.														
<input type="checkbox"/>	Conf. Screen														
<input checked="" type="checkbox"/>	Letters														
<input checked="" type="checkbox"/>	Duties/Supp														
<input type="checkbox"/>	Objections														
<input type="checkbox"/>	Video Receipt														
<input type="checkbox"/>	CI Report														
<input type="checkbox"/>	9202														
<input type="checkbox"/>	Order	X													
<input type="checkbox"/>	Aff. Posting														
<input type="checkbox"/>	Status Rpt														
<input type="checkbox"/>	UCCJEA														
<input type="checkbox"/>	Citation														
<input type="checkbox"/>	FTB Notice														
		<p>Reviewed by: SEF</p> <p>Reviewed on: 3/15/2016</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 22- Gibbs</p>													

Petitioner Rosa Morales Luna (Pro Per)
 Attorney Curtis D. Rindlisbacher (Court-appointed for proposed Conservatee)

Petition for Appointment of Probate Conservator of the Person

		NO TEMPORARY REQUESTED	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p><u>Note:</u> Proposed Conservatee is Spanish-speaking only.</p>
		<p>ROSA MORALES-LUNA, granddaughter, is Petitioner.</p> <p style="text-align: center;">~Please see Petition for details~</p>	
Cont. from			
	Aff.Sub.Wit.		
✓	Verified		
Inventory		<p>Court Investigator's Report was filed on 3/9/2016.</p>	
PTC			
Not.Cred.		<p>Report of Court-Appointed Counsel and Memorandum of Points and Authorities Regarding Petition for Appointment of Conservator filed on 3/15/2016.</p>	
✓	Notice of Hrg		
✓	Aff.Mail	W /	
Aff.Pub.			
Sp.Ntc.			
✓	Pers.Serv.		
✓	Conf. Screen		
✓	Letters		
✓	Duties/Supp		
Objections			
✓	Video Receipt		
✓	CI Report		
9202			
✓	Order		
Aff. Posting			
Status Rpt			
UCCJEA			
✓	Citation		
FTB Notice			
		Reviewed by: LEG	
		Reviewed on: 3/17/16	
		Updates: 3/15/16	
		Recommendation:	
		File 23- Talan	

Petitioner Tutton, Laura (Pro Per – Paternal Grandmother)

Petitioner Tutton, Trent (Pro Per – Paternal Step-Grandfather)

Petition for Appointment of Temporary Guardian of the Person

Aurora Age: 9		<p align="center"><u>GENERAL HEARING 05/10/2016</u></p> <p>LAURA TUTTON, paternal grandmother, and TRENT TUTTON, paternal step-grandfather, are petitioners.</p> <p align="center"><u>Please see petition for details</u></p>	<p>NEEDS/PROBLEMS/COMMENTS:</p> <ol style="list-style-type: none"> 1. Need Notice of Hearing. 2. Need proof of personal service five (5) days prior to the hearing of the Notice of Hearing along with a copy of the Petition for Appointment of Temporary Guardian or consent and waiver of notice or declaration of due diligence for: <ul style="list-style-type: none"> • Jacob R. Garrison (Father) – Unless the Court dispenses with notice. <p>Note: Declaration of Due Diligence filed 03/07/2016</p>	
Everett Age: 11				
Cont. from				
<input type="checkbox"/>	Aff.Sub.Wit.			
<input checked="" type="checkbox"/>	Verified			
<input type="checkbox"/>	Inventory			
<input type="checkbox"/>	PTC			
<input type="checkbox"/>	Not.Cred.			
<input type="checkbox"/>	Notice of Hrg			x
<input type="checkbox"/>	Aff.Mail			n/a
<input type="checkbox"/>	Aff.Pub.			
<input type="checkbox"/>	Sp.Ntc.			
<input type="checkbox"/>	Pers.Serv.			x
<input checked="" type="checkbox"/>	Conf. Screen			
<input checked="" type="checkbox"/>	Letters			
<input checked="" type="checkbox"/>	Duties/Supp			
<input type="checkbox"/>	Objections			
<input type="checkbox"/>	Video Receipt			
<input type="checkbox"/>	CI Report			
<input type="checkbox"/>	9202			
<input checked="" type="checkbox"/>	Order			
<input type="checkbox"/>	Aff. Posting			
<input type="checkbox"/>	Status Rpt			
<input checked="" type="checkbox"/>	UCCJEA			
<input type="checkbox"/>	Citation			
<input type="checkbox"/>	FTB Notice			
		Reviewed by: LV		
		Reviewed on: 03/14/2016		
		Updates:		
		Recommendation:		
		File 24- Garrison		

25A Ariel Golden, Dallas Kerns, Dylan Kerns & Dwayne McCoy (GUARD/P)
Case No. 09CEPR00065

Petitioner English, Anita Rachell (Pro Per – Mother)
 Guardian Crawford, Aneglita (Pro Per)

Modification of Parenting Time (Visitation Time)

Dallas age: 10	ANITA R. ENGLISH, mother, is petitioner. <p style="text-align: center;"><u>Please see petition for details</u></p>	NEEDS/PROBLEMS/COMMENTS: 25B is the Status Hearing re: Registration at CSS. Note: This petition pertains to DeWayne McCoy, Jr. only. Minute Order of 03/16/2016: Anita English provides proof of registration at CSS in open court; Ms. Crawford represents that she has an appointment at CSS today at noon. Matter is trailed for Ms. Crawford's proof of registration. Minute Order of 03/09/2016: The Court orders that the current order of supervised visitation for 2hrs per week for Anita English at an agency remains, except as to the agency, which shall now be Child Supportive Services. Ms. English and Angelita Crawford are both ordered to report to CSS within one week and bring proof of registration to the hearing on 03/16/2016. The Ex Parte petition is denies as to the request for termination and as to the application for issuance of subpoena. 1. Need Notice of Hearing. 2. Need proof of service fifteen (15) days prior to the hearing of the Notice of Hearing along with a copy of the Petition for Termination of Guardian for: <ul style="list-style-type: none"> • Dewayne McCoy (Father) • Angelita Crawford (Guardian) Note: Angelita Crawford was not served with a Notice of Hearing which includes date, time and location of hearing date. <ul style="list-style-type: none"> • Paternal Grandparents (Not Listed) • James English (Maternal Grandfather) 	
Dylan age: 6			
Dewayne age: 3			
Cont. from 030916, 031616			
Aff.Sub.Wit.			
✓ Verified			
Inventory			
PTC			
Not.Cred.			
Notice of Hrg			x
Aff.Mail			x
Aff.Pub.			
Sp.Ntc.			
Pers.Serv.			
Conf. Screen			
Letters			
Duties/Supp			
Objections			
Video Receipt			
✓ CI Report			
9202			
Order	x		
Aff. Posting			
Status Rpt			
UCCJEA			
Citation			
FTB Notice			
Reviewed by: LV			
Reviewed on: 03/16/2016			
Updates:			
Recommendation:			
File 25A- Golden/ Kerns/ McCoy			

25B Ariel Golden, Dallas Kerns, Dylan Kerns & Dwayne McCoy (GUARD/P)
Case No. 09CEPR00065

Petitioner English, Anita Rachell (Pro Per – Mother)
Guardian Crawford, Angelita (Pro Per)

Probate Status Hearing RE: Proof of Registration at CSS.

Dewayne age: 3	ANITA R. ENGLISH , mother, filed an Ex Parte Petition for Termination of Guardianship of DeWayne McCoy, Jr. (Only), Or In the Alternative Modification of Parenting Time.	NEEDS/PROBLEMS/COMMENTS: Minute Order of 03/16/2016: Anita English provides proof of registration at CSS in open court; Ms. Crawford represents that she has an appointment at CSS today at noon. Matter is trailed for Ms. Crawford's proof of registration. 1. Need Proof of Registration at Child Supportive Services.
Cont. from 031616	ANGELITA CRAWFORD , maternal grandmother, was appointed guardian of Ariel on 4/22/2009 and was appointed guardian of Dallas, Dylan and Dwayne on 1/12/13.	
Aff.Sub.Wit.		
Verified		
Inventory		
PTC		
Not.Cred.		
Notice of Hrg	Minute Order of 03/09/2016 set this Status Hearing re: Proof of Registration at Child Supportive Services.	
Aff.Mail	Minute Order states: The Court orders that the current order of supervised visitation for 2hrs per week for Anita English at an agency remains, except as to the agency, which shall now be Child Supportive Services. Ms. English and Angelita Crawford are both ordered to report to CSS within one week and bring proof of registration to the hearing on 03/16/2016. The Ex Parte petition is denies as to the request for termination and as to the application for issuance of subpoena.	
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		Reviewed by: LV
		Reviewed on: 03/16/2016
		Updates:
		Recommendation:
		File 25B- Kerns/ McCoy

25B