

DE-260/GC-060

<p>ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Susan B. Geffen, Esq. 146793 Law Office of Susan B. Geffen 1732 Aviation Blvd., Suite 228 Redondo Beach CA 90278 TELEPHONE NO.: 310 406 0608 FAX NO. (Optional): E-MAIL ADDRESS (Optional): susanbgeffen@gmail.com ATTORNEY FOR (Name): Ricardo Giddens, Trustee</p>	<p>FOR COURT USE ONLY</p>
<p>SUPERIOR COURT OF CALIFORNIA, COUNTY OF Orange STREET ADDRESS: 3390 Harbor Blvd. MAILING ADDRESS: CITY AND ZIP CODE: Costa Mesa, CA 92626 BRANCH NAME: Central Justice Center</p>	
<p><input type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF (Name): ALFREDO C. GIDDENS TRUST OF 2006 <input type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR</p>	
<p>REPORT OF SALE AND PETITION FOR ORDER CONFIRMING SALE OF REAL PROPERTY <input type="checkbox"/> and Sale of Other Property Sold as a Unit</p>	<p>CASE NUMBER: 30-2022-01295398-PR-TR-CMC</p> <p>HEARING DATE AND TIME: 07/09/2024 09:00 AM DEPT.: CM08</p>

1. **Petitioner** (name of each): **RICARDO GIDDENS, TRUSTEE**

is the personal representative conservator guardian of the estate of the decedent, conservatee, or minor
 purchaser (30 days have passed since the sale) (Attach supporting declaration (Prob. Code, § 10308(b).))

and **requests** a court order for (check all that apply):

- a. confirmation of sale of the estate's interest in the real property described in Attachment 2e
- b. confirmation of sale of the estate's interest in other property sold as a unit as described in Attachment 2c.
- c. approval of commission of (specify): **5** % of the amount of: \$ **29,500**
- d. additional bond is fixed at: \$ is not required.

2. **Description of property sold**

- a. Interest sold: 100% Undivided (specify): %
- b. Improved Unimproved
- c. Real property sold as a unit with other property (describe in Attachment 2c).
- d. Street address and location (specify):
354 E. 115TH STREET, LOS ANGELES, CA 90061
- e. Legal description is affixed as Attachment 2e.

3. **Appraisal**

- a. Date of death of decedent or appointment of conservator or guardian (specify): **N/A**
- b. Appraised value at above date: \$ **TBD**
- c. Reappraised value within one year before the hearing: \$ Amount includes value of other property sold as a unit. (If more than one year has elapsed from the date in item 3a to the date of the hearing, reappraisal is required.)
- d. Appraisal or reappraisal by probate referee has been filed will be filed
 has been waived by order dated:

4. **Manner and terms of sale**

- a. Name of purchaser and manner of vesting title (specify): **LAIR CARLOS ORTEGA & IRMA RAMOS, AS JOINT TENANTS**
- b. Purchaser is the personal representative attorney for the personal representative.
- c. Sale was private public on (date):
- d. Amount bid: \$ **590,000** Deposit: \$ **29,500 (5%)**
- e. Payment Cash Credit (specify terms on Attachment 4e.)
- f. Other terms of sale (specify terms on Attachment 4f.)
- g. Mode of sale specified in will. Petitioner requests relief from complying for the reasons stated in Attachment 4g.
- h. Terms comply with Probate Code section 2542 (guardianships and conservatorships).

Page 1 of 2

<input type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF	CASE NUMBER:
(Name): ALFREDO C. GIDDENS TRUST OF 2006	30-2022-01295398-PR-TR-CMC

5. Commission

- a. Sale without broker
- b. A written exclusive nonexclusive contract for commission was entered into with (name):
ROBERT CASTANEDA OF REMAX TERRASOL
- c. Purchaser was procured by (name): **ROBERT CASTANEDA OF REMAX TERRASOL**
a licensed real estate broker who is not buying for his or her account.
- d. Commission is to be divided as follows:

6. Bond

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

7. Notice of sale

- a. Published Posted as permitted by Probate Code section 10301 (\$5,000 or less)
- b. Will authorizes sale of the property
- c. Will directs sale of the property

8. Notice of hearing

- | | |
|--|---|
| a. Special devisee: <ul style="list-style-type: none"> (1) <input checked="" type="checkbox"/> None. (2) <input type="checkbox"/> Consent to be filed. (3) <input type="checkbox"/> Written notice will be given. | c. Personal representative, conservator of the estate, or guardian of the estate: <ul style="list-style-type: none"> (1) <input checked="" type="checkbox"/> Petitioner (consent or notice not required). (2) <input type="checkbox"/> Consent to be filed. (3) <input type="checkbox"/> Written notice will be given. |
|--|---|

- b. Special notice:
 - (1) None requested.
 - (2) Has been or will be waived.
 - (3) Required written notice will be given.

9. Reason for sale (need not complete if item 7b or 7c checked)

- a. Necessary to pay
 - (1) debts
 - (2) devise
 - (3) family allowance
 - (4) expenses of administration
 - (5) taxes

10. Formula for overbids	
a. Original bid:	\$ <u>590,000</u>
b. 10% of first \$10,000 of original bid:	\$ <u>1000</u>
c. 5% of (original bid minus \$10,000):	\$ <u>29,000</u>
d. Minimum overbid (a + b + c):	\$ <u><u>620,000</u></u>

- b. The sale is to the advantage of the estate and in the best interest of the interested persons.

11. Overbid. Required amount of first overbid (see item 10): \$ 620,000

12. Petitioner's efforts to obtain the highest and best price reasonably attainable for the property were as follows (specify activities taken to expose the property to the market, e.g., multiple listings, advertising, open houses, etc.):
PROPERTY WAS PLACED ON MLS, THERE WERE OPEN HOUSES, THERE WAS A SIGN PLACED IN FRONT OF THE BUILDING. OVER 6 OFFERS WERE RECEIVED.

13. Number of pages attached: 1
 Date: 05/16/2024

Susan B. Geffen, Esq.
(TYPE OR PRINT NAME OF ATTORNEY)

Susan B. Geffen
(SIGNATURE OF ATTORNEY*)
* (Signature of all petitioners also required (Prob. Code, § 1020).)

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

Date: 05/15/2024
RICARDO GIDDENS, TRUSTEE
(TYPE OR PRINT NAME OF PETITIONER)

Ricardo Giddens, Trustee
(SIGNATURE OF PETITIONER)

ATTACHMENT TO REPORT OF SALE
THE ALFREDO C. GIDDENS TRUST OF 2006

Attachment to Report of Sale and Petition for Order Confirming Sale of Real Property

Attachment 2e:

The real property commonly known as 354 E. 115TH STREET, LOS ANGELES, CA 90061
Having a legal description as follows: The East Forty (40) feet of the West Eighty (80) feet of Lot
70 of Tract No. 3598 in the City of Los Angeles, in Los Angeles County, State of California, as per
Map recorded in Book 40, Page 23, inclusive of said maps in the Office of the County Record of
said County,

APN: 6083-004-009

Attachment 4f:

Additional terms as follows:

Buyer purchases property "AS IS" with no warranties as to conditions, express or implied. Seller
will NOT provide a pest control report. Seller will NOT provide a Section 1 Termite Clearance.
Seller will NOT pay for a Natural Hazard Zone report.

In accordance with the Civil Code of California, no transfer disclosure statement is required in
this transaction by the Seller.

This sale has NO Buyers contingencies: not for financing, not for appraisal.

Each party, Buyer and Seller, are to pay their own escrow fees.

Bidders are advised to inspect the Court's records and to conduct their own diligent
investigations as to the condition of the real property and terms of sale prior to presenting a
bid.