

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):    TELEPHONE NO.: _____ FAX NO. (Optional): _____ E-MAIL ADDRESS (Optional): _____ ATTORNEY FOR (Name): _____	<b>FOR COURT USE ONLY</b>		
<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF</b> STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:			
<input type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP    OF (Name): _____  <input type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR			
<b>REPORT OF SALE AND PETITION FOR ORDER          CONFIRMING SALE OF REAL PROPERTY</b> <input type="checkbox"/> and Sale of Other Property Sold as a Unit	CASE NUMBER:  <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 80%;">HEARING DATE AND TIME:</td> <td style="border: none; width: 20%;">DEPT.:</td> </tr> </table>	HEARING DATE AND TIME:	DEPT.:
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1. **Petitioner** (name of each):

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): \_\_\_\_\_ % of the amount of: \$
- 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):

e. Legal description is affixed as Attachment 2e.

3. **Appraisal**

- a. Date of death of decedent or appointment of conservator or guardian (specify):
- b. Appraised value at above date: \$
- 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):
- b.  Purchaser is the  personal representative  attorney for the personal representative.
- c. Sale was  private  public on (date):
- d. Amount bid: \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_
- 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).

<input type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF	CASE NUMBER:
(Name):	

5. **Commission**

- a.  Sale without broker
- b.  A written  exclusive  nonexclusive contract for commission was entered into with (name):
- c.  Purchaser was procured by (name):  
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:
  - (1)  None.
  - (2)  Consent to be filed.
  - (3)  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.
- c. Personal representative, conservator of the estate, or guardian of the estate:
  - (1)  Petitioner (consent or notice not required).
  - (2)  Consent to be filed.
  - (3)  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: \$ \_\_\_\_\_
- b. 10% of first \$10,000 of original bid: \$ \_\_\_\_\_
- c. 5% of (original bid minus \$10,000): \$ \_\_\_\_\_
- d. Minimum overbid (a + b + c): \$ \_\_\_\_\_

- 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): \$

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.):

13. Number of pages attached: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(TYPE OR PRINT NAME OF ATTORNEY)

▶

\_\_\_\_\_  
(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: \_\_\_\_\_

\_\_\_\_\_  
(TYPE OR PRINT NAME OF PETITIONER)

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\_\_\_\_\_  
(SIGNATURE OF PETITIONER)