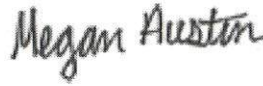


ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Jared C. Marshall, SBN 272065 FENNEMORE DOWLING AARON 8080 N. Palm Avenue, Third Floor Fresno, California 93711 TELEPHONE NO.: (559) 432-4500 FAX NO. (Optional): (559) 432-4590 E-MAIL ADDRESS (Optional): jmarshall@fennemorelaw.com ATTORNEY FOR (Name): Aaron Rios, Administrator		FOR COURT USE ONLY ELECTRONICALLY FILED BY SUPERIOR COURT OF CALIFORNIA, COUNTY OF KING'S COUNTY 11/09/2023 NOCONA SOBOLESKI, CLERK OF THE COURT MEGAN AUSTIN, DEPUTY 	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF KINGS STREET ADDRESS: 1640 Kings Canyon Drive MAILING ADDRESS: 1640 Kings Canyon Drive CITY AND ZIP CODE: Hanford, California 93230 BRANCH NAME: Probate			
<input checked="" type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF (Name): Joseph Larry Rios (aka Joseph Larry Rios, Sr., aka Larry Rios) <input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR			
AMENDED REPORT OF SALE AND PETITION FOR ORDER CONFIRMING SALE OF REAL PROPERTY <input type="checkbox"/> and Sale of Other Property Sold as a Unit		CASE NUMBER: 19P-0114	
		HEARING DATE AND TIME: 12/20/2023 at 8:15 a.m.	DEPT.: 2

1. **Petitioner (name of each):** Aaron Rios

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: \$ 279,000.00 ☐ is not required.

2. **Description of property sold**

- a. Interest sold: ☐ 100% ☒ Undivided (specify): 50%
- b. ☒ Improved ☐ Unimproved
- c. ☐ Real property sold as a unit with other property (describe in Attachment 2c).
- d. Street address and location (specify):
1830 N. Douty, City of Hanford, County of Kings, California

e. Legal description is affixed as Attachment 2e.

3. **Appraisal**

- a. Date of death of decedent or appointment of conservator or guardian (specify): July 8, 2015
- b. Appraised value at above date: \$ 93,000.00
- c. Reappraised value within one year before the hearing: \$ 140,000.00 ☐ 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): Jeanne A. Rios, Trustee of the Jeanne A. Rios Trust
- b. ☐ Purchaser is the ☐ personal representative ☐ attorney for the personal representative.
- c. Sale was ☒ private ☐ public on (date): _____
- d. Amount bid: \$ 126,000.00 Deposit: \$ 25,000.00
- 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).