

TENTATIVE RULINGS

FOR: January 04, 2019

The Court may exercise its discretion to **disregard** a late filed paper in law and motion matters. (Cal. Rules of Court, rule 3.1300(d).)

Unlawful Detainer Cases – Pursuant to the restrictions in Code of Civil Procedure section 1161.2, no tentative rulings are posted for unlawful detainer cases and appearances are required.

Court Reporting Services – The Court does not provide official court reporters in proceedings for which such services are not legally mandated. Parties are responsible for either making the appropriate request in advance or arranging for their own private court reporter. Go to <http://napacountybar.org/court-reporting-services/> for information about local private court reporters. Attorneys or parties must confer with each other to avoid having more than one court reporter present for the same hearing.

PROBATE CALENDAR – Hon. Diane Price, Dept. I (Criminal Courthouse) at 8:30 a.m.

Conservatorship of William C. Whitt

17PR000135

ACCOUNT AND REPORT OF CONSERVATOR AND PETITION FOR ITS SETTLEMENT AND FOR FEES

TENTATIVE RULING: The accounting, review and fee hearings are continued to January 11, 2019, at 8:30 a.m. in Dept. B.

The petition for authority to sell the conservatee’s residence set for January 8, 2019, also is continued to January 11, 2019, at 8:30 a.m. in Dept. B.

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Estate of Kenneth Alan Brooks

18PR000019

(1) MOTION TO REMOVE AND REPLACE ADMINISTRATOR, ENJOIN THE SALE OF REAL PROPERTY, AND REPLACE ATTORNEY OF RECORD

APPEARANCE REQUIRED

(2) REPORT OF SALE AND PETITION FOR ORDER CONFIRMING SALE OF REAL PROPERTY

TENTATIVE RULING: The appraisal values the property at \$535,000. Under Probate Code section 10309, subdivision (a)(3), the sum offered for the property must be at least 90 percent of the appraised value of the property as determined by the appraisal, which in this case

is \$481,500 ($\$535,000 \times 90\%$). The offer price, however, is \$420,000. Because the \$420,000 offered for the property is not at least 90 percent of the \$535,000 appraised value of the property, the Court cannot confirm the sale of real property. (Prob. Code, § 10309, subd. (a).) The petition is DENIED