

**TENTATIVE RULINGS**

**FOR: June 11, 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. Victoria Wood, Dept. A (Historic Courthouse) at 8:30 a.m.**

**Conservatorship of Samuel Joseph Emmett**

**18PR000076**

REVIEW HEARING

**TENTATIVE RULING:** After a review of the matter, the Court finds the conservator is acting in the best interest of the conservatee. Thus, the case is set for a biennial review hearing in two years, on June 3, 2021, at 8:30 a.m. in Dept. A. The court investigator shall prepare a biennial investigator report for the next hearing date. The clerk is directed to send notice to the parties.

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**Estate of Kevin Allen Sparks**

**19PR000093**

PETITION FOR LETTERS OF ADMINISTRATION AND AUTHORIZATION TO ADMINISTER UNDER THE INDEPENDENT ADMINISTRATION OF ESTATES ACT

**TENTATIVE RULING:** Although the caption is not checked to seek full authority to act under the IAEA, it is clear from the body of the petition, the notice, and the proposed order that petitioner seeks such authority to act. GRANT petition.

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**Conservatorship of Blayne Christian**

**26-63602**

THIRD ACCOUNT AND REPORT OF CONSERVATOR; PETITION FOR ALLOWANCE OF FEES TO CONSERVATOR OF PERSON AND ESTATE AND FOR ATTORNEY’S FEES

**TENTATIVE RULING:** GRANT petition, including fees as prayed. After a review of the matter, the Court finds the conservator is acting in the best interest of the conservatee. Thus, the matter is set for a biennial review hearing and an accounting in two years on June 10, 2021, at 8:30 a.m. in Dept. A. All accounting documents must be filed at least 30 days prior to the hearing. The court investigator shall prepare a biennial investigator report for the next hearing date. The clerk is directed to send notice to the parties.

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**Conservatorship of Brian Mourad**

**26-63950**

REVIEW HEARING

**TENTATIVE RULING:** After a review of the matter, the Court finds the co-conservators are acting in the best interest of the conservatee. Thus, the case is set for a biennial review hearing in two years, on June 11, 2021, at 8:30 a.m. in Dept. A. The court investigator shall prepare a biennial investigator report for the next hearing date. The clerk is directed to send notice to the parties.

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**Matter of The Partrick Family 1992 Revocable Trust (G)**

**26-21326**

PETITION FOR APPROVAL OF SIXTEENTH ACCOUNT AND REPORT OF TRUSTEE AND FOR TRUSTEE FEES

**TENTATIVE RULING:** GRANT petition, including fees as prayed.

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**Conservatorship of Antoine C. Farray**

**26-63646**

FOURTH ACCOUNT AND REVIEW HEARING

**TENTATIVE RULING:** The conservator filed an accounting on June 6, 2019. For the fourth time since the inception of the conservatorship, the conservator has failed to timely file an accounting as required for conservatorships of the estate pursuant to Probate Code section 2620, subdivision (a). The matter is continued to July 11, 2019, at 8:30 a.m. in Dept. A to allow for proper notice. Moreover, the conservator shall file: (1) Notice of Conservatee's Rights (Judicial Council form GC-341) mailed to relatives of the proposed conservatee within the second degree; and (2) Determination of Conservatee's Appropriate Level of Care (Judicial Council form GC-355). The clerk is directed to send notice to the parties.

**CIVIL LAW & MOTION CALENDAR – Hon. Monique Langhorne, Dept. B  
(Historic Courthouse) at 8:30 a.m.**

**Greypoint Development LLC v. Stacey L. Cootes**

**18CV000991**

**MOTION FOR SUMMARY JUDGMENT**

**TENTATIVE RULING:** Plaintiff Greypoint Development LLC’s request for judicial notice is GRANTED as to the: (1) February 26, 2018 recorded Certificate of Sale by Trustee Subject to Redemption; (2) June 18, 2003 recorded grant deed; and (3) May 23, 2018 recorded trustee’s deed upon sale.

Plaintiff’s motion for summary judgment is GRANTED. Plaintiff has met its initial burden as to the remaining quiet title cause of action. (UMF Nos. 1-27.) Defendant Stacey L. Cootes’ has not shown there is a triable issue of material fact. On May 28, 2019, Cootes’ attorney filed a non-opposition stating his client has decided to transfer title to Wells Fargo Bank, which holds the first mortgage on the condominium, and if true, Cootes presently has no interest in the condominium at issue in the motion.

The trial dates and the mandatory settlement conference are vacated. An OSC re: Dismissal is set for July 15, 2019, at 8:30 a.m. in Dept. B.