

PROBATE REAL ESTATE SYSTEM

FILE NUMBER: 18PR185001

DECEASED NAME: Monic Loyce Augustin

ATTORNEY NAME: George A. McNitt

ATTORNEY #: 510-444-0800

ATTORNEY EMAIL: george@georgemcnitt.com

PR Court Date: 3/18

DEPT & TIME: 13 9am

FULL OR LIMITED AUTHORITY: FULL

PR NAME: Evangeline Augustin

PR ADDRESS: 1845 Starview Drive

San Leandro	CA	94577
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PR RELATIONSHIP: Sister

PR PHONE #: 510-697-9221

TYPE: Admin

ESTATE ADDRESS: 1285 Marcello Drive

San Jose CA

Estimated Value: 730k

LIEN: 395k BOND: 400k

PERSONAL PROP: 50k

Date 1st call: _____

Date 2nd call:_____

Date 3rd call:_____

Mail Date: _____

CRM Start Date:

CALL NOTES

[illegible]



Property Detail

Subject Property : **1285 Marcello Dr # 6 San Jose CA 95131**

Owner Information

Owner Name : **Augustin Monica L**

Mailing Address : **1285 Marcello Dr #6, San Jose CA 95131-1773**

Vesting Codes : **Unmarried Woman / /**

Location Information

Legal Description : **Tract 9683 Block 1**

County : **Santa Clara, Ca**

APN : **244-46-006**

Census Tract / Block : **5043.22 / 2**

Tract : **9683**

Legal Block : **1**

School District : **E Side Un**

Market Area : **5**

Munic/Township : **San Jose City**

Last Market Sale Information

Recording/Sale Date : **01/17/2007 / 02/28/2006**

Document # : **19266341**

Sale Price : **\$518,500**

Deed Type : **Grant Deed**

Sale Type : **Full**

1st Mtg Term : **30**

Seller Name : **Toll Ca Viii**

Property Characteristics

Gross Area : **1,479**

Parking Type : **Garage**

Patio Type : **Open Patio**

Living Area : **1,415**

Garage Area : **230**

Air Cond : **Yes**

Total Rooms : **4**

Basement Area : **64**

Style : **U-shape**

Bedrooms : **1**

Construction : **Wood**

Quality : **Good**

Bath(F/H) : **1 / 1**

Heat Type : **Forced Air**

Condition : **Average**

Year Built / Eff : **2006 / 2006**

Cooling Type : **Forced Air**

Other Rooms : **Family Room**

of Stories : **3**

Porch Type : **Porch**

Property Information

Land Use : **Condominium**

Zoning : **R1**

Lot Size : **1,498**

County Use : **Condo/
townhouse**

Lot Acres : **0.03**

State Use : **(D)**

PROBATE REAL ESTATE SYSTEM

FILE NUMBER: 18PR184971

DECEASED NAME: Mary Lynne Smith

ATTORNEY NAME: Nancy C. Smith

ATTORNEY #: 209-402-1988

ATTORNEY EMAIL: ncsmithinmodesto@hotmail.com

PR Court Date: 3/18

DEPT & TIME: 13 9am

FULL OR LIMITED AUTHORITY: FULL

PR NAME: Pamela A. Smith

PR ADDRESS: 520 20th Ave

San Francisco	CA	94121
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PR RELATIONSHIP: Sister

PR PHONE #: 415-264-3522

TYPE: Admin

ESTATE ADDRESS: 2 La Paloma

Campbell	CA
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Estimated Value: 379k

LIEN: 0 BOND: No Bond

PERSONAL PROP: 40k

PR and Attorney are Sisters of the Decesed

PR and Attorney are Sisters of the Decesed

Not Found On Title, Check with PR

Date 1st call: _____

Date 2nd call:_____

Date 3rd call:_____

Mail Date: _____

CRM Start Date:

CALL NOTES

CALL NOTES



ESTATE INFORMATION

FILE NUMBER: 18PR184996

DECEASED NAME: Josefina Caditan Murphy

ATTORNEY NAME: Richard A Gorini

ATTORNEY #: 408-286-6314

ATTORNEY EMAIL: rgorini@comcast.net

CONTACT INFORMATION

PR NAME: Joseph A. Murphy

PR ADDRESS: 2802 Summerheights Drive

San Jose CA 95132

PR RELATIONSHIP: Spouse

PR PHONE #: NA

TYPE: Admin

COURT LETTERS AND PR COURT DATE

PR Court Date: 3/25

DEPT & TIME: 13 9am

FULL OR LIMITED AUTHORITY: FULL

ESTATE INFORMATION

ESTATE ADDRESS: 2802 Summerheights Drive

San Jose CA

Estimated Value: 785k

LIEN: 174k BOND: No Bond

PERSONAL PROP: 180k

PTS NOTES

Date 1st call:_____

Date 2nd call:_____

Date 3rd call:_____

Mail Date:_____

CRM Start Date:_____

CALL NOTES

Subject Property : **2802 Summerheights Dr San Jose CA 95132**

Owner Information

Owner Name : **Murphy Joseph A / Murphy Josefina C**

Mailing Address : **2802 Summerheights Dr, San Jose CA 95132-2942**

Location Information

Legal Description : **Tract 5262 Lot 347**

County : **Santa Clara, Ca**

APN : **591-15-015**

Census Tract / Block : **5043.07 / 2**

Tract : **5262**

Legal Lot : **347**

School District : **E Side Un**

Market Area : **5**

Munic/Township : **San Jose City**

Last Market Sale Information

Recording/Sale Date : **11/02/1979**

Document # : **6548826**

Sale Price : **\$125,000**

Deed Type : **Deed (reg)**

Sale Type : **Full**

Property Characteristics

Gross Area : **2,124**

of Stories : **2**

Patio Type : **None**

Living Area : **2,124**

Parking Type : **Garage**

Style : **U-shape**

Total Rooms : **9**

Garage Area : **495**

Quality : **Average**

Bedrooms : **4**

Construction : **Wood**

Condition : **Average**

Bath(F/H) : **2 / 1**

Heat Type : **Heated**

Other Improvements : **Laundry Room**

Fireplace : **Y / 1**

Cooling Type : **Heated**

Other Rooms : **Dining Room,
Family Room,
Utility Room**

Year Built / Eff : **1975 / 1976**

Porch Type : **Porch**

Property Information

Land Use : **Sfr**

Lot Acres : **0.14**

Site Influence : **Pond**

County Use : **Resid Single
Family**

Lot Size : **6,000**

Water Influence : **Pond**

Zoning : **R1-8**

Lot Width/Depth : **60 X 100**

State Use : **(D)**



ESTATE INFORMATION	
FILE NUMBER:	18PR184979
DECEASED NAME:	Janice Leslie Petty
ATTORNEY NAME:	PRO PER
ATTORNEY #:	408-712-4356
ATTORNEY EMAIL:	supermomsauce@hotmail.com

CONTACT INFORMATION	
PR NAME:	George Thomas Petty
PR ADDRESS:	1927 Rosebud Court
San Jose	CA 95128
PR RELATIONSHIP:	Son
PR PHONE #:	408-712-4356
TYPE:	Admin

COURT LETTERS AND PR COURT DATE	
PR Court Date:	3/14
DEPT & TIME:	13 9am
FULL OR LIMITED AUTHORITY:	FULL

ESTATE INFORMATION	
ESTATE ADDRESS:	1927 Rosebud Court
San Jose	CA 95128
Estimated Value:	1.3M
LIEN: 0	BOND: No Bond
PERSONAL PROP:	132k

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES

Subject Property : **1927 Rosebud Ct San Jose CA 95128**

Owner Information

Owner Name : **Petty Janice L**

Mailing Address : **1927 Rosebud Ct, San Jose CA 95128-3609**

Vesting Codes : **Unmarried Woman / /**

Location Information

Legal Description : **Tract 5433 Book 330 Page 48 Page 49 Lot 69**

County : **Santa Clara, Ca**

APN : **282-47-069**

Census Tract / Block : **5021.02 / 3**

Tract : **5433**

Legal Lot : **69**

School District : **Campbell Un**

Market Area : **9**

Munic/Township : **San Jose City**

Owner Transfer Information

Recording/Sale Date : **11/13/2002 / 11/05/2002**

Deed Type : **Grant Deed**

Document # : **16612568**

Last Market Sale Information

Recording/Sale Date : **08/21/1990 / 08/00/1990**

Document # : **10629476**

Sale Price : **\$309,000**

Deed Type : **Grant Deed**

Sale Type : **Full**

Seller Name : **Howell Arles E And Mary L**

Prior Sale Information

Prior Rec/Sale Date : **08/08/1975**

Prior Doc Number : **5069197**

Prior Sale Price : **\$50,500**

PROBATE REAL ESTATE SYSTEM

FILE NUMBER: 18PR185003

DECEASED NAME: James Kenneth Flake

ATTORNEY NAME: Deborah L. Fox

ATTORNEY #: 415-433-4044

ATTORNEY EMAIL: deb@foxprobategroup.com

PR Court Date: 3/18

DEPT & TIME: 13 9am

FULL OR LIMITED AUTHORITY: FULL

PR NAME: Victoria L. Flake

PR ADDRESS: 5941 Valley Meadow Court

San Jose	CA	95135
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PR RELATIONSHIP: Spouse

PR PHONE #: NA

TYPE: Exe

ESTATE ADDRESS: 5941 Valley Meadow Ct

San Jose	CA	95135
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Estimated Value: 6.2M

LIEN: 0 BOND: No Bond

PERSONAL PROP: 198k

Date 1st call:

Date 2nd call:

Date 3rd call:

Mail Date: _____

CRM Start Date:

CALL NOTES

CALL NOTES

Subject Property : **5941 Valley Meadow Ct San Jose CA 95135**

Owner Information

Owner Name : **Flake James / Flake Victoria**

Mailing Address : **5941 Valley Meadow Ct, San Jose CA 95135-1639**

Vesting Codes : **Husband/wife / / Community Property**

Location Information

Legal Description : **Tract 8356 Book 615 Page 31 Page 36 Lot 289**

County : **Santa Clara, Ca**

APN : **660-05-015**

Census Tract / Block : **5033.32 / 4**

Tract : **8356**

Legal Lot : **289**

School District : **E Side Un**

Market Area : **3**

Munic/Township : **San Jose City**

Owner Transfer Information

Recording/Sale Date : **02/06/2009 / 01/30/2009**

Deed Type : **Grant Deed**

Document # : **20123611**

Last Market Sale Information

Recording/Sale Date : **12/12/2002 / 12/06/2002**

Document # : **16681344**

Sale Price : **\$1,040,000**

Deed Type : **Grant Deed**

Sale Type : **Full**

1st Mtg Term : **30**

Seller Name : **Gaeta Edward J & Anita A**

Prior Sale Information

Prior Rec/Sale Date : **04/30/1997**

Prior Doc Number : **13691267**

Prior Sale Price : **\$606,500**



ESTATE INFORMATION	
FILE NUMBER:	18PR184968
DECEASED NAME:	Helen E. Stumbaugh
ATTORNEY NAME:	Hannah Sargent
ATTORNEY #:	510-512-5400
ATTORNEY EMAIL:	hannah@sargentlawoffices.com

CONTACT INFORMATION	
PR NAME:	Justin Arata
PR ADDRESS:	4904 Seaview Ave
Castro Valley	CA 94546
PR RELATIONSHIP:	Grandson
PR PHONE #:	408-477-0284
TYPE:	Admin

COURT LETTERS AND PR COURT DATE	
PR Court Date:	3/14
DEPT & TIME:	13 9am
FULL OR LIMITED AUTHORITY:	FULL

ESTATE INFORMATION	
ESTATE ADDRESS:	10150 Torre Ave #226
Cupertino	CA
Estimated Value:	370k
LIEN: 0	BOND: No Bond
PERSONAL PROP:	0

Not On Title, Check with PR

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES



ESTATE INFORMATION	
FILE NUMBER:	18PR184986
DECEASED NAME:	Gerald Francis Smith
ATTORNEY NAME:	Kent Mitchell
ATTORNEY #:	650-324-9300
ATTORNEY EMAIL:	NA

CONTACT INFORMATION	
PR NAME:	Patricia A. Smith
PR ADDRESS:	22015 Hutchinson Road
Los Gatos	CA 95030
PR RELATIONSHIP:	Sister
PR PHONE #:	408-353-1103
TYPE:	Exe

COURT LETTERS AND PR COURT DATE	
PR Court Date:	3/14
DEPT & TIME:	13 9am
FULL OR LIMITED AUTHORITY:	FULL

ESTATE INFORMATION	
ESTATE ADDRESS:	1668 Castro Drive
Campbell	CA 95008
Estimated Value:	1.5M
LIEN: 0	BOND: No Bond
PERSONAL PROP:	100k

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES

Subject Property : **1668 Castro Dr Campbell CA 95008**

Owner Information

Owner Name : **Smith Gerald**

Mailing Address : **1668 Castro Dr, Campbell CA 95008-1509**

Location Information

Legal Description : **Tract 2120 Los Ranchitos Gardens Book 97 Page 12 Page 13 Lot 272**

County : **Santa Clara, Ca**

Subdivision : **Los Ranchitos Gardens**

Census Tract / Block : **5066.01 / 2**

Tract : **2120**

Legal Lot : **272**

School District : **Campbell Un**

Market Area : **15**

Munic/Township : **Campbell City**

APN : **307-08-052**

Last Market Sale Information

Recording/Sale Date : **01/31/1985**

Document # : **J0215-87**

Sale Price : **\$142,000**

Deed Type : **Deed (reg)**

Sale Type : **Full**

Seller Name : **Wianco Albert P**

Property Characteristics

Gross Area : **1,248**

Year Built / Eff : **1959 / 1959**

Cooling Type : **Heated**

Living Area : **1,248**

of Stories : **1**

Porch Type : **None**

Total Rooms : **5**

Parking Type : **Garage**

Patio Type : **None**

Bedrooms : **3**

Garage Area : **517**

Style : **L-shape**

Bath(F/H) : **2**

Construction : **Wood**

Quality : **Average**

Fireplace : **Y / 1**

Heat Type : **Heated**

Condition : **Average**

Property Information

Land Use : **Sfr**

Lot Acres : **0.14**

Lot Width/Depth : **60 X 100**

County Use : **Resid Single
Family**

Lot Size : **6,000**

State Use : **(D)**

Zoning : **R-1-6**

PROBATE REAL ESTATE SYSTEM

FILE NUMBER: 18PR184977

DECEASED NAME: David Lee Rousar

ATTORNEY NAME: Liza Weiman Hanks

ATTORNEY #: 650-428-3900

ATTORNEY EMAIL: liza@gcalaw.com

PR Court Date: 3/14

DEPT & TIME: 13 9am

FULL OR LIMITED AUTHORITY: FULL

PR NAME: Laurie Starkey

PR ADDRESS: 564 Coyote Canyon Way

Brea	CA	92821
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PR RELATIONSHIP: Niece

PR PHONE #: 714-381-1448

TYPE: Exe

ESTATE ADDRESS: 2633 Agua Vista Drive

San Jose	CA	95132
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Estimated Value:	1M
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LIEN: 0 BOND: No Bond

PERSONAL PROP: 5k

Date 1st call: _____

Date 2nd call:_____

Date 3rd call:_____

Mail Date: _____

CRM Start Date:

CALL NOTES



Property Detail

Subject Property : **2633 Agua Vista Dr San Jose CA 95132**

Owner Information

Owner Name : **Rousar David L**

Mailing Address : **2633 Agua Vista Dr, San Jose CA 95132-2202**

Location Information

Legal Description : **Tract 3826 Book 210 Page 16 Page 17 Lot 46**

County : **Santa Clara, Ca**

APN : **589-12-015**

Census Tract / Block : **5043.21 / 1**

Tract : **3826**

Legal Lot : **46**

School District : **E Side Un**

Market Area : **5**

Munic/Township : **San Jose City**

Last Market Sale Information

Recording/Sale Date : **02/09/1983**

Document # : **7594803**

Sale Price : **\$30,000**

Deed Type : **Deed (reg)**

Sale Type : **Full**

Seller Name : **Risley Kathryn S**

Prior Sale Information

Prior Rec/Sale Date : **09/00/1973**

Prior Sale Price : **\$31,000**

Property Characteristics

Gross Area : **1,260**

of Stories : **1**

Patio Type : **None**

Living Area : **1,260**

Parking Type : **Garage**

Style : **L-shape**

Total Rooms : **6**

Garage Area : **437**

Quality : **Average**

Bedrooms : **3**

Construction : **Wood**

Condition : **Average**

Bath(F/H) : **2**

Heat Type : **Heated**

Other Rooms : **Family Room**

Fireplace : **Y / 1**

Cooling Type : **Heated**

Equipment : **Range Oven,
Dishwasher**

Year Built / Eff : **1967 / 1967**

Porch Type : **Porch**