9/13/18

DIAMOND FARMING
PROBATE REAL ESTATE SYSTEM

pa

ESTATE INFORMATION	
FILE NUMBER:	P18-01274
DECEASED NAME:	Bartholomew O'Donovan
ATTORNEY NAME:	Matthew B Talbot
ATTORNEY #:	925-322-1763
ATTORNEY EMAIL:	matthew@talbotlawpc.com

CONTACT INFORMATION		
PR NAME:	Domonic O'Donovan	
PR ADDRESS:	7 El Portal Dr	
Clayton	CA	94517
PR RELATIONSHIP:	Son	
PR PHONE #:	925-437-8769	
TYPE:	Admin	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	PR COURT DATE	
DEPT & TIME:	DEPT	TIME
FULL OR LIMITED AUTHORITY:	Full	

ESTATE INFORMATION		
ESTATE ADDRESS:	2441 Hooftrail Way	
Antioch	CA	94531
Estimated Value:	430839	
LIEN: 158942	BOND:	No
PERSONAL PROP:	29400	

11-8-18 Dept 14 - 9:00 AM

11-8-18 Dept 14 - 9:00 AM

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

CALL NOTES

Property Detail

Subject Property : **2441 Hooftrail Way Antioch CA 94531**

Owner Information

Owner Name : **Odonovan Bert**

Mailing Address : **2441 Hooftrail Way, Antioch CA 94531-8918**

Vesting Codes : **/ / Separate Property**

Location Information

Legal Description : **T7847 L425**

County : **Contra Costa, Ca**

APN : **055-120-046-2**

Census Tract / Block : **3551.11 / 1**

Tract : **7847**

Legal Lot : **425**

School District : **Antioch**

Last Market Sale Information

Recording/Sale Date : **11/01/1994**

Document # : **267270**

Sale Price : **$131,500**

Deed Type : **Deed (reg)**

Sale Type : **Full**

Seller Name : **Hldc Acquisition Inc**

Property Characteristics

Gross Area : **1,318**

Bedrooms : **3**

# of Stories : **1**

Living Area : **1,318**

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

Parking Type : **Garage**

Above Grade : **1318**

Year Built / Eff : **1995 / 1995**

Garage Area : **441**

Total Rooms : **8**

Property Information

Land Use : **Sfr**

Lot Acres : **0.10**

Lot Size : **4,550**

County Use : **Single Family**

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9/13/18

pa

ESTATE INFORMATION	
FILE NUMBER:	P18-01425
DECEASED NAME:	Melba Viola DeRespini
ATTORNEY NAME:	Elizabeth Thompson
ATTORNEY #:	925-935-5566
ATTORNEY EMAIL:	betsy@thethompsonlawoffices.co

CONTACT INFORMATION		
PR NAME:	John M DeRespini	
PR ADDRESS:	318 Maureen Dr	
Pleasant Hill	CA	94523
PR RELATIONSHIP:	Son	
PR PHONE #:	925-639-3587	
TYPE:	Exec	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	PR COURT DATE	
DEPT & TIME:	DEPT	TIME
FULL OR LIMITED AUTHORITY:	Full	

ESTATE INFORMATION		
ESTATE ADDRESS:	70 Collins Dr	
Pleasant Hill	CA	94523
Estimated Value:	N/A	
LIEN:	BOND:	No
PERSONAL PROP:		

11-13-18 Dept 14 - 9:00 AM

11-13-18 Dept 14 - 9:00 AM

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

CALL NOTES

Property Detail

Subject Property : **70 Collins Dr Pleasant Hill CA 94523**

Owner Information

Owner Name : **Derespini Melba V**

Mailing Address : **318 Maureen Ln, Pleasant Hill CA 94523-2244**

Vesting Codes : **/ / Separate Property**

Location Information

Legal Description : **Pleasant View Homes # 4 335**

County : **Contra Costa, Ca**

APN : **149-291-020-1**

Census Tract / Block : **3250.00 / 4**

Subdivision : **Pleasant View Homes 04**

Legal Lot : **335**

School District : **Mt Diablo**

Last Market Sale Information

Recording/Sale Date : **08/10/1994**

Deed Type : **Deed (reg)**

Document # : **200244**

Property Characteristics

Gross Area : **1,760**

Bedrooms : **4**

# of Stories : **1**

Living Area : **1,760**

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

Parking Type : **Garage**

Above Grade : **1760**

Year Built / Eff : **1949 / 1949**

Garage Area : **378**

Total Rooms : **8**

Property Information

Land Use : **Sfr**

Lot Acres : **0.20**

Lot Size : **8,800**

County Use : **Single Family**

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9/13/18

pa

ESTATE INFORMATION	
FILE NUMBER:	P18-01437
DECEASED NAME:	Stephen C Hansmeyer
ATTORNEY NAME:	Richard A Littorno
ATTORNEY #:	925-432-4211
ATTORNEY EMAIL:	Richard@littornolaw.com

CONTACT INFORMATION		
PR NAME:	Carla J Hansmeyer	
PR ADDRESS:	2679 Alhambra Way	
Pinole	CA	94564
PR RELATIONSHIP:	Wife	
PR PHONE #:	510-501-4450	
TYPE:	Admin	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	PR COURT DATE	
DEPT & TIME:	DEPT	TIME
FULL OR LIMITED AUTHORITY:	Full	

ESTATE INFORMATION		
ESTATE ADDRESS:	2157 Prestwick Dr	
Discovery Bay	CA	94505
Estimated Value:	400000	
LIEN:	BOND:	No
PERSONAL PROP:	800000	

11-6-18 Dept 14 - 9:00 AM

11-6-18 Dept 14 - 9:00 AM

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

CALL NOTES

Property Detail

Subject Property : **2157 Prestwick Dr Discovery Bay CA 94505**

Owner Information

Owner Name : **Hansmeyer Stephen C / Hansmeyer Carla J**

Mailing Address : **2157 Prestwick Dr, Discovery Bay CA 94505-1408**

Vesting Codes : **/ / Joint Tenants**

Location Information

Legal Description : **T7094 L10**

County : **Contra Costa, Ca**

APN : **008-440-010-0**

Census Tract / Block : **3040.03 / 1**

Tract : **7094**

Legal Lot : **10**

School District : **Liberty Un**

Last Market Sale Information

Recording/Sale Date : **05/02/1991 / 03/00/1991**

Document # : **16565-550**

Sale Price : **$265,000**

Deed Type : **Grant Deed**

Sale Type : **Full**

Seller Name : **Great Bear Construction Co**

Property Characteristics

Gross Area :	**2,646**	Garage Area :	**748**	Pool :	**Pool**
Living Area :	**2,646**	Garage Capacity :	**3**	Air Cond :	**Central**
Above Grade :	**2646**	Parking Spaces :	**3**	Style :	**Contemporary**
Total Rooms :	**10**	Foundation :	**Raised**	Quality :	**Good**
Bedrooms :	**3**	Roof Material :	**Tile**	Condition :	**Good**
Bath(F/H) :	**2 / 1**	Heat Type :	**Forced Air**	Other Improvements :	**Laundry Room, Patio**
Fireplace :	**Y / 1**	Cooling Type :	**Forced Air**	Floor Cover :	**Carpet**
Year Built / Eff :	**1991 / 1991**	Exterior wall :	**Wood**	Other Rooms :	**Foyer, Dining Room, Family Room, Family Room**
# of Stories :	**2**	Patio Type :	**Patio**	Equipment :	**Range Oven, Disposal, Dishwasher, Range Hood, Microwave, Wet**

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9/13/18

DIAMOND FARMING
PROBATE REAL ESTATE SYSTEM

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ESTATE INFORMATION	
FILE NUMBER:	P18-01443
DECEASED NAME:	Matin T Moghadam
ATTORNEY NAME:	Peter A Hass
ATTORNEY #:	510-237-3700
ATTORNEY EMAIL:	law@whhesq.com

CONTACT INFORMATION		
PR NAME:	Jeanne Moghadam	
PR ADDRESS:	10 Wanflete Ct	
Orinda	CA	94563
PR RELATIONSHIP:	Wife	
PR PHONE #:	925-876-1006	
TYPE:	Exec	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	PR COURT DATE	
DEPT & TIME:	DEPT	TIME
FULL OR LIMITED AUTHORITY:	Full	

ESTATE INFORMATION		
ESTATE ADDRESS:	10 Wanflete Ct	
Orinda	CA	94563
Estimated Value:	250000	
LIEN:	BOND:	No
PERSONAL PROP:		

11-13-18 Dept 14 - 9:00 AM

11-13-18 Dept 14 - 9:00 AM

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

CALL NOTES

Property Detail

Subject Property : **10 Wanflete Ct Orinda CA 94563**

Owner Information

Owner Name : **Moghadam Matin T (te) / Moghadam Jeanne (te)**

Mailing Address : **10 Wanflete Ct, Orinda CA 94563-4331**

Vesting Codes : **/ / Trustee**

Location Information

Legal Description : **Tract 2429 Lot 89**

County : **Contra Costa, Ca**

APN : **271-201-011-1**

Census Tract / Block : **3522.01 / 3**

Tract : **2429**

Legal Lot : **89**

School District : **Acalanes Un**

Owner Transfer Information

Recording/Sale Date : **08/11/2015 / 08/06/2015**

Deed Type : **Trustee's Deed(transfer)**

Document # : **166611**

Last Market Sale Information

Recording/Sale Date : **02/23/1994**

Deed Type : **Deed (reg)**

Document # : **51207**

Prior Sale Information

Prior Rec/Sale Date : **06/15/1990**

Prior Doc Number : **15926-287**

Property Characteristics

Gross Area : **2,481**

Bedrooms : **4**

# of Stories : **1**

Living Area : **2,481**

Bath(F/H) : **4**

Parking Type : **Garage**

Above Grade : **2481**

Year Built / Eff : **1958 / 1963**

Garage Area : **656**

Total Rooms : **8**

Property Information

Land Use : **Sfr**

Lot Acres : **0.35**

Lot Size : **15,295**

County Use : **Single Family**

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9/13/18

ESTATE INFORMATION	
FILE NUMBER:	P18-01456
DECEASED NAME:	Michael Freeman Downie
ATTORNEY NAME:	David A Nearon
ATTORNEY #:	925-933-6764
ATTORNEY EMAIL:	

CONTACT INFORMATION		
PR NAME:	Marcia Frye	
PR ADDRESS:	801 North Weston Ln	
Austin	TX	78733
PR RELATIONSHIP:	Sister	
PR PHONE #:	512-750-7123	
TYPE:	Admin	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	PR COURT DATE	
DEPT & TIME:	DEPT	TIME
FULL OR LIMITED AUTHORITY:	Full	

ESTATE INFORMATION		
ESTATE ADDRESS:	1261-C Pine Creek Way	
Concord	CA	94520
Estimated Value:	275000	
LIEN:	BOND:	No
PERSONAL PROP:	170000	

11-8-18 Dept 14 - 9:00 AM

11-8-18 Dept 14 - 9:00 AM

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

CALL NOTES

Property Detail

Subject Property : **1261 Pine Creek Way # C Concord CA 94520**

Owner Information

Owner Name : **Downie Michael**

Mailing Address : **1261 Pine Creek Way #c, Concord CA 94520-3645**

Location Information

Legal Description : **Tract 4034 Lot 51 Blk I**

County : **Contra Costa, Ca**

APN : **128-190-228-6**

Census Tract / Block : **3361.02 / 1**

Tract : **4034**

Legal Lot : **51**

School District : **Mt Diablo**

Legal Block : **I**

Owner Transfer Information

Recording/Sale Date : **05/14/2013 / 04/03/2013**

Deed Type : **Grant Deed**

Document # : **122920**

Last Market Sale Information

Recording/Sale Date : **03/21/1978**

Document # : **8756-839**

Sale Price : **$50,500**

Deed Type : **Deed (reg)**

Sale Type : **Full**

Prior Sale Information

Prior Rec/Sale Date : **10/24/1977 / 10/00/1977**

Prior Doc Number : **8560-577**

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

Property Characteristics

Gross Area :	**1,089**	Year Built / Eff :	**1971 / 1972**	Heat Type :	**Forced Air**
Living Area :	**1,089**	# of Stories :	**2**	Cooling Type :	**Forced Air**
Above Grade :	**1089**	Parking Type :	**Carport**	Exterior wall :	**Stucco**
Total Rooms :	**7**	Garage Capacity :	**1**	Style :	**Contemporary**
Bedrooms :	**2**	Parking Spaces :	**1**	Quality :	**Average**
Bath(F/H) :	**1 / 1**	Roof Material :	**Wood Shake**	Condition :	**Average**
Fireplace :	**Y / 1**	Construction :	**Frame**	Equipment :	**Range Oven, Dishwasher,**

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9/13/18

DIAMOND FARMING
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ESTATE INFORMATION	
FILE NUMBER:	P18-01462
DECEASED NAME:	Kathy Clair Kilgo
ATTORNEY NAME:	Thomas W Cain
ATTORNEY #:	925-937-4070
ATTORNEY EMAIL:	

CONTACT INFORMATION		
PR NAME:	Beth M Hansen	
PR ADDRESS:	900 Jeffrey Ln	
Walnut Creek	CA	94598
PR RELATIONSHIP:	Adult	
PR PHONE #:	925-256-4642	
TYPE:	Admin	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	PR COURT DATE	
DEPT & TIME:	DEPT	TIME
FULL OR LIMITED AUTHORITY:	Full	

ESTATE INFORMATION		
ESTATE ADDRESS:	9 La Noria	
Orinda	CA	94563
Estimated Value:	1200000	
LIEN:	BOND:	2216500
PERSONAL PROP:	1016500	

11-8-18 Dept 14 - 9:00 AM

11-8-18 Dept 14 - 9:00 AM

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

CALL NOTES

Property Detail

Subject Property : **9 La Noria Orinda CA 94563**

Owner Information

Owner Name : **Kilgo Kathleen**

Mailing Address : **9 La Noria, Orinda CA 94563-1816**

Vesting Codes : **/ / Separate Property**

Location Information

Legal Description : **Haciendas Del Orinda #3 Por Lots 368,369&370**

County : **Contra Costa, Ca**

APN : **262-141-014-7**

Census Tract / Block : **3540.02 / 3**

Subdivision : **Haciendas Del Orinda 03**

Legal Lot : **368**

School District : **Acalanes Un**

Owner Transfer Information

Recording/Sale Date : **06/20/2000 / 06/08/2000**

Deed Type : **Grant Deed**

Document # : **127372**

Last Market Sale Information

Recording/Sale Date : **10/21/1999 / 09/21/1999**

Document # : **281343**

Sale Price : **$219,500**

Deed Type : **Grant Deed**

Sale Type : **Full**

Seller Name : **Boies Sue;kilgo Kathleen**

Prior Sale Information

Prior Rec/Sale Date : **05/06/1998**

Prior Doc Number : **100346**

Property Characteristics

Gross Area : **3,034**

Bedrooms : **3**

# of Stories : **1**

Living Area : **3,034**

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

Parking Type : **Garage**

Above Grade : **3034**

Year Built / Eff : **1938**

Garage Area : **380**

Total Rooms : **8**

Property Information

Land Use : **Sfr**

Lot Acres : **0.48**

Lot Size : **21,000**

County Use : **Single Family**

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9/13/18

DIAMOND FARMING
PROBATE REAL ESTATE SYSTEM

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ESTATE INFORMATION	
FILE NUMBER:	P18-01470
DECEASED NAME:	Peter J Franco
ATTORNEY NAME:	Matthew B Talbot
ATTORNEY #:	925-322-1763
ATTORNEY EMAIL:	matthew@talbotlawpc>com

CONTACT INFORMATION		
PR NAME:	John P Franco	
PR ADDRESS:	1804 Menesini Pl	
Martinez	CA	94553
PR RELATIONSHIP:		
PR PHONE #:	925-323-8500	
TYPE:	Exec	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	PR COURT DATE	
DEPT & TIME:	DEPT	TIME
FULL OR LIMITED AUTHORITY:	Full	

ESTATE INFORMATION		
ESTATE ADDRESS:	1804 Menesini Pl	
Martinez	CA	94553
Estimated Value:	245313	
LIEN:	BOND:	No
PERSONAL PROP:	454650.17	

11-8-18 Dept 14 - 9:00 AM

11-8-18 Dept 14 - 9:00 AM

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

CALL NOTES

Property Detail

Subject Property : **1804 Menesini Pl Martinez CA 94553**

Owner Information

Owner Name : **Franco John P (te) / Zhang Kun (te)**

Mailing Address : **1804 Menesini Pl, Martinez CA 94553-8615**

Vesting Codes : **/ / Trustee**

Location Information

Legal Description : **T8266 L3**

County : **Contra Costa, Ca**

APN : **161-070-029-4**

Census Tract / Block : **3200.04 / 3**

Subdivision : **Subdivision 8266**

Legal Lot : **3**

School District : **Mt Diablo**

Owner Transfer Information

Recording/Sale Date : **02/12/2016 / 01/12/2016**

Deed Type : **Quit Claim Deed**

Document # : **25016**

Last Market Sale Information

Recording/Sale Date : **08/02/2005 / 07/25/2005**

Document # : **287058**

Sale Price : **$850,000**

Deed Type : **Grant Deed**

Sale Type : **Full**

1st Mtg Term : **30**

Seller Name : **Sullivan Michael G & Kerrie A**

Prior Sale Information

Prior Rec/Sale Date : **03/02/2001 / 02/21/2001**

Prior Doc Number : **49061**

Prior Sale Price : **$408,500**

Property Characteristics

Gross Area : **2,627**

Bedrooms : **4**

# of Stories : **2**

Living Area : **2,627**

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

Parking Type : **Garage**

Above Grade : **2627**

Year Built / Eff : **2000 / 2001**

Garage Area : **661**

Total Rooms : **9**

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DIAMOND FARMING
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ESTATE INFORMATION	
FILE NUMBER:	P18-01480
DECEASED NAME:	Gary L Carlson
ATTORNEY NAME:	Richard L Williams
ATTORNEY #:	510-581-8272
ATTORNEY EMAIL:	

CONTACT INFORMATION		
PR NAME:	Janice D Miller	
PR ADDRESS:	4817 Seaview Ave	
Castro Valley	CA	94546
PR RELATIONSHIP:	Sister	
PR PHONE #:	510-909-0714	
TYPE:	Admin	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	PR COURT DATE	
DEPT & TIME:	DEPT	TIME
FULL OR LIMITED AUTHORITY:	Full	

ESTATE INFORMATION		
ESTATE ADDRESS:	765 Beaver Lane	
Discovery Bay	CA	94505
Estimated Value:	330000	
LIEN: 7830	BOND:	136000
PERSONAL PROP:	135853	

11-13-18 Dept 14 - 9:00 AM

11-13-18 Dept 14 - 9:00 AM

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

CALL NOTES

Property Detail

Subject Property : **765 Beaver Ln Discovery Bay CA 94505**

Owner Information

Owner Name : **Carlson Garry L**

Mailing Address : **765 Beaver Ln, Discovery Bay CA 94505-9410**

Vesting Codes : **/ / Separate Property**

Location Information

Legal Description : **Tract 4076 Lot 56 Ex Mr**

County : **Contra Costa, Ca**

APN : **004-252-002-3**

Census Tract / Block : **3040.03 / 2**

Tract : **4076**

Legal Lot : **56**

School District : **Liberty Un**

Owner Transfer Information

Recording/Sale Date : **11/12/1993 /**

Deed Type : **Grant Deed**

Document # : **19153-338**

Last Market Sale Information

Recording/Sale Date : **04/10/1980 / 04/00/1980**

Document # : **9809-296**

Sale Price : **$80,000**

Deed Type : **Deed (reg)**

Sale Type : **Full**

Seller Name : **Hoffman Discovery**

Property Characteristics

Gross Area : **1,975**

Bedrooms : **3**

# of Stories : **2**

Living Area : **1,975**

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

Parking Type : **Garage**

Above Grade : **1975**

Year Built / Eff : **1980 / 1980**

Garage Area : **438**

Total Rooms : **9**

Property Information

Land Use : **Sfr**

Zoning : **F-1**

Lot Size : **7,200**

County Use : **Single Family**

Lot Acres : **0.17**

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