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CLERK OF COURT

BY: _____

1 **BROOKS CONCEPCION LAW, P.C.**

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5:00 pm

OCT 17 2024

4 Attorneys for Petitioners

5 **CLERK'S OFFICE**
6 **IN THE SUPERIOR COURT OF GUAM**

7 **IN THE MATTER OF THE ESTATE) PROBATE CASE NO: PR0171-80**
8 **OF:)**

9 **CATALINA E. CAMACHO,) ORDER CONFIRMING SALE**
10 **Deceased.) OF REAL PROPERTY**

11 The verified petition of Edward Camacho and Peter Manibusan, as the Co-Administrators of
12 the Estate of Catalina E. Camacho, deceased requesting an Order confirming sale of real property
13 and authorizing conveyance, came on regularly for hearing by the Court on October 17, 2024 before
14 the Honorable Vernon P. Perez. Petitioners, Edward Camacho and Peter Manibusan appeared with
15 their attorney, Terrence M. Brooks Esq.
16

17 The Court finds from proof made to the satisfaction of the Court:

- 18 1. Due notice of the time and place of the hearing of the return and petition has been
19 given as required by law.
20
21 2. Upon the filing and recording of this Order, the Administrator is authorized to sell, at
22 private sale, the real property herein described:

23 **Lot 5280-3, Municipality of Mangilao, containing an area**
24 **of 194,081 square meters, as described on the Lot Parcelling**
25 **Map of Lot 5280, Drawing No. FC12-1123, L.M. No. 121**
26 **FY 2013, as recorded in the Department of Land Management**
27 **on August 30, 2013 under Instrument No. 855890**

28 to the **Guam Housing and Urban Renewal Authority** as Grantee for the sum of \$3,500,000.00.

1 3. Good reason exists for the sale and the Estate heirs have all been notified and no
2 objections to the sale have been made.

3 4. Notice of the time, place and terms of the sale was duly given as required by law, and
4 the sale was legally made and fairly conducted.

5 5. The real property was appraised within one year of the sale. The sum offered at the
6 sale is at least 90 percent of the appraised value and is not disproportionate to the value of the
7 property at the time of the sale.

9 6. A real estate broker was employed to obtain the purchaser for said property.

10 7. That the entire proceeds of said sale must also be used only to pay the expenses of
11 the estate and the costs associated with administering, distributing, and closing the estate matters.

12 8. That the sale shall close thirty (30) days from the date the Order Confirming Sale of
13 Real Property is approved by the court.

14 **WHEREFORE, IT IS ORDERED AND ADJUDGED** as follows:

15 1. The sale so made of the real property, herein described to Guam Housing and Urban
16 Renewal Authority as Grantee for the sum of \$3,500,000.00 is confirmed and approved, and on
17 payment of the purchase price the Co-Administrators are directed to execute and deliver an
18 Administrator's Deed acknowledging the conveyance of said property to Guam Housing and Urban
19 Renewal Authority.

- 20 2. Taxes on the property shall be prorated.
- 21 3. Seller and Buyer shall equally divide and pay all escrow charges.
- 22 4. Buyer shall pay the costs of examination of title and any title insurance.
- 23 5. Buyer shall pay the costs of recording of the deed of conveyance.
- 24 6. Payments of the Broker's Commission of 6% of the sale price is approved
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7. The real property so sold is described as:

Lot 5280-3, Municipality of Mangilao, containing an area of 194,081 square meters, as described on the Lot Parcelling Map of Lot 5280, Drawing No. FC12-1123, L.M. No. 121 FY 2013, as recorded in the Department of Land Management on August 30, 2013 under Instrument No. 855890

8. That the proceeds of said sale be used to pay the expenses of the estate and the costs associated with administering, distributing, and closing the estate matters.

9. That the sale shall close thirty (30) days from the date this Order is signed.

SO ORDERED on this 30th day of OCTOBER, 2024.



HONORABLE VERNON P. PEREZ
Judge, Superior Court of Guam

I do hereby certify that the foregoing is a full true and correct copy of the original on file in the Office of the Clerk of the Superior Court of Guam

Dated at Hagatna, Guam

Sarai A.T. Terlaje 10/30/2024

Sarai A.T. Terlaje
Deputy Clerk, Superior Court of Guam

