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**CONFORMED COPY**  
OF ORIGINAL FILED  
Los Angeles Superior Court

DEC 06 2013

John A. Clark, Executive Officer/Clerk

By                     , Deputy

Attorneys for LINDA FLORENCE MANSDORF  
and JAIME DeJESUS GONZALEZ

**SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES**

In re:

CASE NO.: **BP147495**

PETITION FOR ORDERS:

THE MANSDORF FAMILY REVOCABLE  
TRUST dated AUGUST 31, 1967;  
aka THE MANSDORF  
TRUST dated AUGUST 31, 1967  
as restated AUGUST 16, 1976  
for the benefit of THE  
TRUSTEE OF THE MANSDORF  
FAMILY; aka the MANSDORF  
FAMILY TRUST; aka the  
MANSDORF FAMILY TRUST dated  
AUGUST 31, 1967 as restated  
AUGUST 16, 1976; aka U.D.T.  
Dated AUGUST 31, 1967 as  
restated AUGUST 16, 1976  
F.B.O. the MANSDORF FAMILY;  
aka MANSDORF TRUST; aka  
DECLARATION OF TRUST dated  
AUGUST 31, 1976 and  
reinstated AUGUST 16, 1976  
for BENEFIT OF THE MANSDORF  
FAMILY; aka LEE MANSDORF  
FAMILY TRUST dated  
AUGUST 31, 1967; aka  
THE MANSDORF FAMILY  
REVOCABLE TRUST

- 1] DIRECTING CONVEYANCE OF  
INTEREST IN REAL PROPERTY FROM  
CLAIMANT TO TRUST AND  
CANCELING DEED;
- 2] DIRECTING JUDGMENT CREDITOR TO  
RETURN FUNDS TO TRUST;
- 3] ASSESSING PENALTIES FOR BAD  
FAITH DISPOSITION OF TRUST  
PROPERTY;
- 4] INSTRUCTING TRUSTEE TO SELL  
TRUST PROPERTY IN ORDER TO PAY  
CREDITOR CLAIMS IN DUE COURSE  
OF ADMINISTRATION; AND
- 5] INSTRUCTING TRUSTEE TO  
REGULARLY REPORT ON THE STATUS  
OF CREDITOR CLAIMS.

[Prob. C. §§ 850(a)(3); 856; 859;  
19300; 19303]

DATE: 4-01-14  
TIME: 8:30 A.M.  
DEPT: 11

1           Petitioners JAIME DeJESUS GONZALEZ ("GONZALEZ") and LINDA  
2 FLORENCE MANSDORF ("MANSDORF") state:

3  
4           Introduction: The Trust/Parties/Venue/Trust Assets

5           1. Over the years, this trust has held property under many  
6 names, to wit:

7           THE MANSDORF FAMILY REVOCABLE TRUST dated AUGUST 31, 1967  
8           THE MANSDORF FAMILY REVOCABLE TRUST  
9           THE MANSDORF FAMILY TRUST dated AUGUST 31, 1967  
10          THE MANSDORF FAMILY TRUST  
11          the MANSDORF TRUST  
12          the LEE MANSDORF FAMILY TRUST  
13          the DECLARATION OF TRUST dated AUGUST 31, 1967 as restated  
14          AUGUST 16, 1976 for the benefit of the MANSDORF FAMILY  
15          U.D.T. dated AUGUST 31, 1967 as restated AUGUST 16, 1976  
16          F.B.O. the MANSDORF FAMILY

17          2. And this trust has had three trustees, to wit:

18               Lee Mansdorf (now deceased), then  
19               HARRY MANSDORF, (now deceased) and now  
20               petitioner JAIME de JESUS GONZALEZ

21          3. In its last statement, the trust is known as the MANSDORF  
22 FAMILY REVOCABLE TRUST dated August 31, 1967 (the "Trust").

23          4. Said last statement was declared and signed by its settlor,  
24 HARRY MANSDORF, on March 22, 2011.

25          5. A true copy of said last statement, and its only amendment,  
26 is attached as Exhibit 1.

27          6. HARRY MANSDORF was a resident of Los Angeles County.  
28

1 7. HARRY MANSDORF died on August 27, 2012 and, as a result,  
2 the Trust is now irrevocable.

3 8. This court (Department 11) admitted HARRY MANSDORF's last  
4 will to probate on November 19, 2013 and appointed petitioners as  
5 coexecutors of his estate, in LASC probate case no. BP 146138.

6 9. The principal place of administration of the Trust is  
7 located in Los Angeles County.

8 10. Petitioner MANSDORF is HARRY MANSDORF's surviving spouse  
9 and the primary beneficiary of the Trust.

10 11. The Trust, while having little cash on hand, owns (and  
11 holds rights to) extensive tracts of vacant real property in both Los  
12 Angeles County and Ventura County, California.

13 12. The property that is the subject of this petition is  
14 approximately 1300 contiguous acres of vacant real property in the  
15 West Malibu area of Ventura County as described on Exhibit 2 attached  
16 hereto.

17 13. Such real property is hereafter referred to as "the  
18 Property."

19  
20  
21 **Claims Requiring Resolution**

22 14. Currently, the Property is claimed by COUNTY LINE HOLDINGS,  
23 LLC ("COUNTY LINE") pursuant to a Sheriff's deed dated April 18,  
24 2013, a copy of which is attached hereto as Exhibit 3.

25 15. And currently, a law firm controlled by JOHN C. TORJESEN  
26 called JOHN C. TORJESEN & ASSOCIATES, PC (together referred to herein  
27 as "TORJESEN") claims a right to the \$500,000.00 that the Ventura  
28

1 County Sheriff's office transferred to TORJESSEN after receiving such  
2 sum from COUNTY LINE on delivery of such deed.

3 16. For the reasons set forth below and pursuant to its power  
4 under Probate Code §856, this court should cancel such deed; direct  
5 COUNTY LINE to execute a quitclaim deed for the Property to the  
6 Trust; and order TORJESSEN to return said funds to the Trust or this  
7 court for proper administration.

8 **Basis for Probate Court Intervention**

9 17. On January 6, 2010, pursuant to court order, title to the  
10 Property was quieted in the name of "Harry Mansdorf, Trustee of the  
11 Mansdorf Family Trust." See Exhibit 4.

12 18. On January 31, 2012, TORJESSEN recovered a conditional  
13 judgment against HARRY MANSDORF individually and as trustee of the  
14 MANSDORF FAMILY TRUST.

15 19. The conditions for collecting on such judgment were as  
16 follows:  
17

18 (a) Development of the Property via a "take out" loan;

19 (b) Sale of the Trust's interest in the Property; or

20 (c) Sale of some or all of the Property.

21 20. On April 23, 2012, in a document titled, "Notice of Intent  
22 to Begin Collection of Judgment," TORJESSEN claimed conditions (b)  
23 and/or (c) to such judgment had been satisfied as of August 3, 2009,  
24 i.e. as of a date well before the date of such judgment.

25 21. In fact, neither condition (b) nor condition (c) had  
26 occurred and neither has yet occurred.

27 22. In any event, settlor HARRY MANSDORF died on August 27,  
28 2012.

1       23. As a result of such death:

2       (a) the Trust became (and now is) irrevocable; and

3       (b) money-judgment creditors of the Trust and/or of its trustee  
4       (like TORJESEN) could not lawfully proceed with their  
5       claims by the process set forth in the Enforcement of  
6       Judgments Law, i.e. by the process set forth in CCP  
7       §680.010 et seq. (See Part 8 of Division 9 of the Probate  
8       Code beginning at section 19000 thereof.)

9       24. Even personal money-judgment creditors of HARRY MANSDORF  
10      (like TORJESEN) could not proceed against HARRY MANSDORF's interest  
11      in the Trust under the Enforcement of Judgment Law, unless an  
12      execution lien on trust property was pending on HARRY MANSDORF's  
13      death.

14       25. An execution lien was not then pending.

15       26. The Sheriff recorded TORJESEN's Writ of Execution and the  
16      Notice of Levy on October 11, 2012 - 42 days after HARRY MANSDORF's  
17      death. See Exhibit 5.

18       27. On November 26, 2012, petitioner GONZALEZ recorded a  
19      certified copy of the death certificate of HARRY MANSDORF in the  
20      Ventura County Recorder's Office, together with an "Affidavit of  
21      Death of Joint Tenant." See Exhibit 6.

22       28. On March 18, 2013, petitioner GONZALEZ attempted to defeat  
23      TORJESEN's collection of TORJESEN's judgment by filing a third-party  
24      claim based on such Affidavit.

25       29. Such attempt failed.

26       30. GONZALEZ' argument as to the effect of the Affidavit (to  
27      claim personal ownership of the Property) was incorrect.  
28

1        31. GONZALEZ held the deed creating the joint tenancy in the  
2 Property as security for his own personal claims for work performed  
3 for HARRY MANSDORF and brought his claim to protect the Property for  
4 the Trust.

5        32. But neither GONZALEZ' third-party claim nor the ensuing  
6 rulings empowered TORJESSEN to ignore the procedures set forth in Part  
7 8 of Division 9 of the Probate Code.

8        33. And such claim and rulings did not give COUNTY LINE any of  
9 the protections granted under the Enforcement of Judgments Law.

10       34. In fact, the ruling required acknowledgment by TORJESSEN of  
11 the Trust's ownership of the Property.

12       35. Both TORJESSEN and COUNTY LINE and their representatives had  
13 notice of settlor HARRY MANSDORF's death by:

14       (a) As to TORJESSEN: GONZALEZ' protest of TORJESSEN's collection  
15 effort (TORJESSEN's response thereto specifically admits  
16 knowledge of HARRY MANSDORF's death;) and

17       (b) As to both TORJESSEN and COUNTY LINE: the recorded  
18 documents set forth on Exhibit 6 and the deed referenced  
19 therein.  
20

21       36. With actual knowledge of HARRY MANSDORF's death, TORJESSEN  
22 instructed the Ventura County Sheriff to sell the Property under the  
23 Enforcement of Judgments Law despite having no right or ability to do  
24 so.

25       37. On April 18, 2013, the Sheriff conveyed the Property to  
26 COUNTY LINE (who was represented by an individual named HOWARD  
27 WEINBERG) per the deed set forth on Exhibit 3.  
28

1        38. Such conveyance was improper and void because the subject  
2 judgment was then payable in the course of trust administration under  
3 the Probate Code and not enforceable against the Property under the  
4 Enforcement of Judgments Law.

5        39. As a result of said improper and void conveyance, trust  
6 property worth tens of millions of dollars appears, by COUNTY LINE's  
7 claim to the Property, to have been conveyed for the paltry sum of  
8 \$500,000.00.

9        40. HARRY MANSDORF and the Trust had/have many creditors.

10       41. As a result of said improper conveyance, JOHN C. TORJESEN  
11 and JOHN C. TORJESEN & ASSOCIATES have:

- 12       (a) caused trust property held for the benefit of surviving  
13 spouse and petitioner MANSDORF and eight other  
14 beneficiaries to be unlawfully clouded and drastically  
15 devalued;  
16  
17       (b) caused the Property, otherwise available for other  
18 creditors on proper sale or encumbrance thereof, to be left  
19 in complete disarray;  
20  
21       (c) obtained a payment of \$500,000.00 in advance of other  
22 creditors, without just cause.  
23  
24       (d) caused the Trust to become secondarily responsible for  
25 COUNTY LINE's good faith expenditures/costs/expenses; and  
26  
27       (e) abused court processes.

28       42. Petitioner GONZALEZ believes that JOHN C. TORJESEN's abuse  
of the collection process was in bad faith, i.e., that TORJESEN knew  
that, by his/its instruction to the Ventura County Sheriff after

1 HARRY MANSDORF's death, vast tracts of real property belonging to the  
2 Trust would be disposed and taken by improper process.

3 43. And so, petitioner GONZALEZ believes that JOHN C. TORJENSEN  
4 should be liable for twice the value of property recovered by this  
5 petition per Probate Code §859.

6 44. Further, COUNTY LINE's hands are not clean.

7 45. COUNTY LINE's representatives had at least constructive  
8 notice of the Property's status as property of a revocable trust with  
9 a deceased settlor, i.e., it had notice of all of the elements  
10 necessary to invoke the procedures set forth in Part 8 of Division 9  
11 of the Probate Code, by the recorded documents set forth, and  
12 referenced, in Exhibit 6.

13 46. And, petitioner GONZALEZ believes, COUNTY LINE's  
14 representative (HOWARD WEINBERG) also engaged in material extra-  
15 judicial self-help as follows:

16 (a) The notices of the sale and, at first, the Sheriff's deed,  
17 referenced only the Assessor's Parcel Numbers (APNs) for  
18 the Property, not the full legal descriptions;

19 (b) Deeds for real property that only reference APNs will not  
20 be recorded.

21 (c) COUNTY LINE representative HOWARD WEINBERG, without notice,  
22 permission or just cause, added legal descriptions and a  
23 new set of APNs to the purchaser's Sheriff's deed after the  
24 improper execution sale, and then recorded the purchaser's  
25 deed himself.

26 47. So, COUNTY LINE's representatives knew or should have known  
27 that the Sheriff's notices of the sale did not provide adequate and  
28

1 lawful notice to potential buyers who might be interested in the  
2 then-pending (but improper) execution sale of the Property.

3 48. And COUNTY LINE's representative HOWARD WEINBERG's improper  
4 addition of the legal descriptions and new set of APNs, after the  
5 sale, would itself be an improper taking and concealing of property  
6 of the Trust for COUNTY LINE's benefit.

7 49. Petitioner GONZALEZ believes that HOWARD WEINBERG knew his  
8 unilateral and extra-judicial act of concealment was improper.

9 50. And so, petitioner GONZALEZ believes, COUNTY LINE (HOWARD  
10 WEINBERG) should be liable for twice the amount recovered by this  
11 petition for such deception, per Probate Code §859.  
12

#### 13 Benefit of Probate Court Intervention

14 51. As of the date of HARRY MANSDORF's death, per Probate Code  
15 §19300, all claims against HARRY MANSDORF and the Trust must be  
16 processed pursuant to the Probate Code.  
17

18 52. Such procedure does not automatically eliminate any  
19 creditors and such procedure requires all just creditors to be  
20 treated equitably.

21 53. Failure to reverse the improper execution sale will cause  
22 irreparable catastrophic undeserved loss to the beneficiaries of the  
23 Trust and its creditors and allow COUNTY LINE to recover undeserved  
24 improper gain of massive proportions.

25 54. By the remedies set forth in this petition, i.e. by probate  
26 court supervision, all persons interested in the Trust and all  
27 creditors will be treated fairly.  
28

1 55. Currently, there is no cash available to pay claims of any  
2 creditors but there is ample vacant real property that will (when  
3 title is cleared) be liquidated or encumbered to raise cash for  
4 creditors.

5 56. But such liquidation/encumbrance must be orderly and  
6 logical as well as immediate or much value will be lost to trust  
7 beneficiaries and creditors.

8 57. All just claims (including all claims for unpaid income and  
9 death taxes) will be paid in the proper order in the course of the  
10 trustee's administration of the Trust.

11 58. All unresolved disputes re payment of disapproved claims  
12 will be brought to this court for resolution.

13 59. To increase communication and to insure proper progress,  
14 the court should order the trustee to provide regular reports to all  
15 concerned.

16 60. As to the issues stated above, no other judicial  
17 proceedings are now pending.

18  
19 Notice

20 61. Petitioners will give notice of the hearing on this  
21 petition to the following:

22 Trust Beneficiaries

23 Names/Addresses

24 LINDA FLORENCE MANSORF  
25 811 N. Alta Drive  
26 Beverly, Hills, CA 90210

27 JAIME DeJESUS GONZALEZ  
28 811 N. Alta Drive  
Beverly, Hills, CA 90210

Comment

Represented by lawyers:

Henry H. Dearing  
Gifford, Dearing & Abernathy  
700 S. Flower St., Suite 1222  
Los Angeles, CA 90017

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LILLIAN SPRINGER  
aka LILLIAN SENDER  
4949 Genesta Ave., #406  
Encino, CA 91316

None

JULIA CHADDERTON  
70 South 1300 East  
Logan, UT 84321

None

MEGAN SPERRY  
2233 East 2100 South, #11  
Salt Lake City, UT 84109

None

KIERSTEN SPERRY  
856 E. Westminster Ave.  
Salt Lake City, UT 84105

None

JASMINE JENSON  
1601 Emerald Hills Dr.  
Bountiful, UT 84010

None

CHAD EGAN  
8392 S. Wild Oak Dr.  
West Jordan, UT 84081

None

DOROTHY KAHN  
1852 Coral Court  
Palmdale, CA 93550

None

MARY TOY  
2387 Mt. Veron St., SE  
Albany, OR 97322

None

CLAIMANTS

JOHN C. TORJESEN & ASSOCIATES  
Christopher Barnes  
Mancini and Assoc.  
15303 Ventura Blvd., Ste. C  
Sherman Oaks, CA 91403

COUNTY LINE HOLDINGS, LLC  
Howard Weinberg  
11611 San Vicente Blvd., #900  
Los Angeles, CA 90049

Persons Requesting Special  
Notice

None

N/A

/ / /

1 WHEREFORE, petitioners pray for:

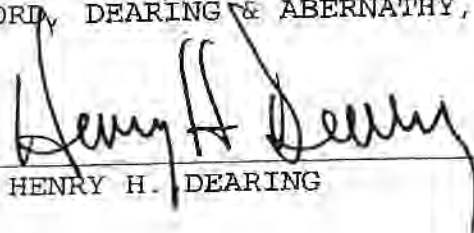
- 2 1. An order canceling the deed set forth on Exhibit 3.
- 3 2. An order directing COUNTY LINE HOLDINGS, LLC's  
4 representatives to execute a quitclaim deed that conveys  
5 any claim to the Property to the Trust.
- 6 3. An order directing JOHN C. TORJESSEN and JOHN C. TORJESSEN &  
7 ASSOCIATES, PC to return all funds collected from the  
8 Sheriff's sale to the Trust or to this court for further  
9 administration.
- 10 4. A hearing to determine the penalty to be imposed on JOHN C.  
11 TORJESSEN and JOHN C. TORJESSEN & ASSOCIATES for  
12 intentionally and wrongfully disposing of trust property in  
13 bad faith, per Probate Code §859.
- 14 5. A hearing to determine the penalty to be imposed on COUNTY  
15 LINE and HOWARD WEINBERG for intentionally and wrongfully  
16 providing the legal description for the Property in bad  
17 faith, per Probate Code §859.
- 18 6. An order directing trustee GONZALEZ to pay, from trust  
19 funds as they become available in due course including  
20 funds that TORJESSEN returns, amounts as follows:  
21 (a) first, the amount necessary to equitably reimburse  
22 COUNTY LINE HOLDINGS, LLC for its participation in the  
23 Sheriff's sale, taking into account its payment, its  
24 notice of HARRY MANSDORF's death and less any offset  
25 for penalties found due for COUNTY LINE/WEINBERG's  
26 concealment of trust property via the extra judicial  
27 additions to the Sheriff's deed, per Probate Code §859  
28

(b) next, all just claims in the proper order, including the TORJESSEN judgment (that will become due on sale of any part of the Property) less any offset found due for JOHN C. TORJESSEN's bad faith continuation of the TORJESSEN execution sale, per Probate Code §859.

7. An order directing trustee GONZALEZ to withhold any and all payment of his personal claims against HARRY MANSDORF and/or the Trust until such personal claims and the payment thereof are approved by this court.
8. An order directing trustee GONZALEZ to bring any unresolved creditor-claim disputes to this court for resolution.
9. An order directing trustee GONZALEZ to report on the status of funds on hand and approved creditor claims to this court; to all interested persons; and to all known creditors every 180 days until all creditor claims are resolved.
10. An order for recovery of costs related to this petition.
11. Other just orders as the court deems proper.

Dated: December 6, 2013

GIFFORD, DEARING & ABERNATHY, LLP

By: 

HENRY H. DEARING

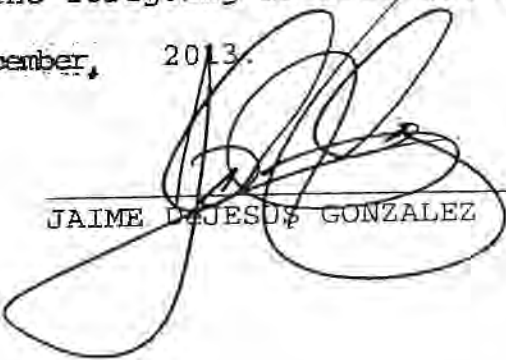
1  
2  
3 VERIFICATION

4 STATE OF CALIFORNIA )  
5 ) ss.  
6 COUNTY OF LOS ANGELES )

7 I, JAIME DeJESUS GONZALEZ, the undersigned, am a party to this  
8 action. I have read the foregoing PETITION FOR ORDERS: 1] DIRECTING  
9 CONVEYANCE OF INTEREST IN REAL PROPERTY FROM CLAIMANT TO TRUST AND  
10 CANCELING DEED; 2] DIRECTING JUDGMENT CREDITOR TO RETURN FUNDS TO  
11 TRUST; 3] ASSESSING PENALTY FOR BAD FAITH DISPOSITION OF TRUST  
12 PROPERTY; 4] INSTRUCTING TRUSTEE TO SELL TRUST PROPERTY IN ORDER TO  
13 PAY CREDITOR CLAIMS IN DUE COURSE OF ADMINISTRATION; AND  
14 5] INSTRUCTING TRUSTEE TO REGULARLY REPORT ON THE STATUS OF CREDITOR  
15 CLAIMS. Prob. C. §§ 850(a)(3); 856; 859; 19300; 19303 and know its  
16 contents. The matters stated in it are true of my own knowledge,  
17 except as to those matters which are stated on information and  
18 belief, and as to those matters, I believe them to be true.

19 I declare under penalty of perjury in accordance with the laws  
20 of the State of California that the foregoing is true and correct.

21 Executed this 6th day of ~~December~~, 2013.

22  
23   
24 JAIME DEJESUS GONZALEZ  
25  
26  
27  
28