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8 Attorney for Petitioner
LORI ANN WONG

IN THE SUPERIOR COURT OF GUAM

PR 0138-21

18 COMES NOW Petitioner, LORI ANN WONG and submits this Petition asking that she be
19 appointed Special Administratrix and General Administratrix of the *Estate of Glenn D. Wong* (hereinafter
20 "Estate"), based on the following:

21 1. On or about May 31, 2021, GLENN D. WONG, died in Guam. A true and correct copy
22 of Decedent's death certificate is attached hereto as Exhibit 1

23 2. At the time of his death, GLENN D. WONG ("Decedent") was a citizen of the United
24 States and resident of Guam. Decedent left real and personal property on Guam.

3. Decedent died intestate and due search and inquiry has been made to ascertain if Decedent left any will and testament, and according to Petitioner's best knowledge, Decedent did not have a written Will disposing of his real and personal property.

4. Petitioner is over the age of majority, is a citizen of the United States, is a bona fide resident of Guam, is physically present in Guam, has not been convicted of a felony or any crimes of moral turpitude, and is qualified and competent to act as Administratrix.

5. Petitioner was previously designated the Special Power of Attorney for decedent on June 26, 2015.

6. Decedent had no spouse, and no issue.

7. Decedent is survived by his siblings, all of whom have attained the age of majority. The names, relationships and addresses of the heirs, and so far as known to Petitioner, are as follows:

Name	Relation	Address
(1) Arlen Noel Wong	Brother	Sagan Bonita Condo, #1A Pas Street, Tamuning, GU 96913
(2) Madeline Wong Sylvia	Sister	P.O. Box 312 Hagåtña , GU 96932
(3) Lori Ann Wong	Sister	c/o Law Office of Jacqueline Taitano Terlaje, P.C.
(4) Erich Wong † <i>Survived by his wife and children:</i> <ul style="list-style-type: none">• Lillian C. Wong• Ashton Wong• Erin Wong• Matthew Wong• Mia Wong• Sara Wong	Brother	(Deceased) 165 Hasmin Ct, Dededo, GU 96932

8. Upon information and belief, the following was the personal property of Decedent prior to his death:

- (i) First Hawaiian Bank Account ***-8369;
- (ii) First Hawaiian Bank Account No. ***-9168;

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2 9. Upon information and belief, the following was the real property of Decedent prior to his
3 death:

4 (i) Lot No. 12, Block No. 1, Phase 1, Tract 545, Dededo, Guam (Estate No. 20915
5 under Basic Lot No. 10094-1-1, Dededo), Suburban, as said lot is marked and
6 designated on Map Drawing Number JPD-S- 87-02 (LM#1 71 FY87), dated
7 August 10, 1987 and recorded August 24, 1987 in the Department of Land
8 Management, Government of Guam under Instrument Number 388647A.
9 (Marigold);

10 (ii) Lot No. 3, Block No. 3, Tract 1031 A, Dededo, Guam, (Estate No. 55975 under
11 Basic Lot No. 1, Tract No. 1031 A) Suburban, as said lot is marked and designated
12 on Drawing No. 8603 (LM#270FY86), dated January 29, 1987 and recorded on
13 February 11, 1987, under Instrument No. 381178, in the Department of Land
14 Management, Government of Guam.

15 The following is shown for information purposes only: Said map shows the area to
16 be 6,287± square feet; Last Certificate of Title No. 68878 Under Basic Lot No. 1,
17 Tract No. 103 1A, issued to Benson Guam Enterprises, Inc., a Guam corporation.
18 (Kayen Pution)

19 (iii) Apartment Number 105-D in fee simple, as shown on the plans of SUNRISE D
20 CONDOMINIUM, Registration Number 39, filed in the Office of the Recorder
21 under Land Management Document 377672.

22 Land Description: Lot No. 5065-9 NEW, Municipality of Tamuning, (Formerly of
23 Dededo), (A consolidation of Lots 5065-9-1, 5065-9-2 and 5065-9-R2),
24 consolidated by Drawing Number MS-86026, Filed with Land Management under
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Instrument Number 377672. Registered Land, with the Last Registered Owner being Elena Cruz Benavente and Priscilla Benavente Santos, the Owner of Record being Brian K. Pak, a married man, and the LAST CERTIFICATE OF TITLE Registration Number being 64064 (Basic Lot 5065-9).

(iv) Lot No. 206-3, (Subdivision of Lot Number 206), Municipality of Agat, Territory of Guam, Estate Number 23851, Suburban, as said Lot is marked and designated on Drawing Number 7404-110, as L.M. Check Number 534 FY74, as described in that Parcelling Survey Plat, dated April 3, 1974, recorded April 3, 1974, at the Records Division, Department of Land Management, Government of Guam, under Document Number 234854. Area: 1,228 ± SQUARE METERS (Lauren Rose Apartments);

(v) Lot No. 1139-1 (Consolidation of Lots 1139-1 and portion of 1139-4),
Municipality of Mongmong-Toto-Maite (formerly Sinajana), Territory of Guam,
Estate Number 10692, Suburban, as said Lot is marked and design-4, Municipality
of ated on Drawing Number U-11-66F-04S, as described in that Property Map,
dated February 6, 1967, and recorded February 6, 1967, at the Records Division,
Department of Land Management, Government of Guam, under Document
Number 79355.

Registered Land, with the Last Registered Owner, being Emilia U. Torre, and the Owner of Record being Emilia U. Torre, and the Certificate of Title Registration Number 19275 (Smith Apartments, 8 Units).

(vi) Lot No. 1139-4, Municipality of Mongmong-Toto-Maite (formerly Sinajana) Territory of Guam, Estate Number 12655, Suburban, as said Lot is marked and designated on Drawing Number U-11-66F-04S, as described in that Consolidation

1 Survey Plate, dated January 20, 1967, and recorded February 6, 1967, at the
2 Records Division, Department of Land Management, Government of Guam,
3 under Document Number 79351.

4 Registered land with the Last Registered Owner being Emilia U. Torre, the Owner
5 of Record, being Emilia U. Torre and the Certificate of Title Registration Number
6 being No. 19276.

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8 10. Upon information and belief, the following real properties have current lease agreements
9 and maintain Government of Guam Business Licenses which expired June 30, 2021:

10 (i) Service rental 14-202100742-001 (Apartment Rental 8 units);
11 (ii) Service rental 14-202100742-003 (House Rental, Kayen); and
12 (iii) Service rental 14-202100742-004 (Condo Rental, Sunrise D).

13 14. Upon information and belief, the following real properties is under renovation, but is
15 currently incomplete, current lease agreements and its Government of Guam Business
16 License expired on June 30, 2021 - Service rental 14-202100742-002 (House Rental,
17 Marigold).

18 12. Upon information and belief, upon authorization by the Court, Petitioner may seek
19 substitution and renewal of the business licenses identified in ¶ 10 with the Government of
20 Guam, Department of Revenue and Taxation.

21 13. Upon information and belief, the real properties identified in ¶ 9 have rental income
22 earned on a monthly basis, which require collection and payment of Business Privilege
23 Taxes aka Gross Receipts Tax due within thirty (30) days of receipt of income.

24 14. Upon information and belief, the following assets belong to the decedent's estate:

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- (i) Promissory Note dated January 8, 2019 for the principal amount of \$3,955.00;
- (ii) Toyota Yaris (make and model to be determined);
- (iii) Suzuki Pick-up Truck (make and model to be determined); and
- (iv) Suzuki jeep (make and model to be determined).

15. Upon information and belief, the following are known liabilities of the Estate:

- (i) Gross Receipts taxes related to rental properties identified in ¶ 9;
- (ii) Bank of Guam Account No. ***-2125;
- (iii) Guam Power Authority Account No. ***-8118;
- (iv) GWA Account No. ***-0998;
- (v) First Hawaiian Bank Account No. ***-4836;
- (vi) Guahan Waste Control Account No. ***-05-WongLea;
- (vii) United States Postal Service Box # 2298;
- (viii) Promissory Note dated November 1, 2014 with monthly payment in the amount of \$1,209.78 due through November 1, 2020;
- (ix) Promissory Note dated November 1, 2014 with monthly payment in the amount of \$1,209.78 due through November 1, 2023;
- (x) Citibank Account ***-8154; and
- (xi) Real Property Taxes.

EX PARTE APPLICATION FOR APPOINTMENT AS SPECIAL ADMINISTRATRIX

16. Petitioner incorporates ¶¶1 thru 14 herein in support of her Petition for Special Letters of Administration. Petitioner seeks Ex Parte appointment as Special Adminstratrix pending hearing on her appointment of a General Administrator without notice.

17. The Probate Court has jurisdiction over the appointment of a Special Administrator pursuant to § 1901 et.seq. of Title 15, Guam Code Annotated.

18. § 1903 of Title 19 Guam Code Annotated provides, "The appointment of a special administrator may be made at any time, without notice or upon such notice to such of the persons interested in the estate as the Superior Court of Guam may deem reasonable."

19. Prior to submission of this Petition, Petitioner communicated with all the siblings of the Decedent and informed them of the intention to seek Special Letters of Administration.

20. Upon information and belief, all the siblings are in agreement, consent to, and nominate Petitioner as Administratrix, both Special and General.

21. Upon information and belief, absent the appointment of a Special Administratrix, rental income belonging to the Estate may be lost for the eleven rental units belonging to the decedent, as identified in ¶9.

22. Upon information and belief, absent the appointment of a Special Administratrix, the business licenses, which expired on June 30, 2021, may not be renewed and may potentially compromise the ability of the Estate to collect rental income rightfully belonging to the Estate.

23. Upon information and belief, there exist obligations of the estate that are required to be made to avoid default of monthly payment obligations of promissory notes owed by the decedent, as identified in ¶12. Since decedent's death, Petitioner has received no less than two phone calls requesting identification of the authorized party to ensure payment of decedent's obligations. In order to take possession of the personal property of Decedent, collect on rental income, pay taxes required by Guam law, and pay known obligations of the decedent, Petitioner must provide evidence of the issuance of some form of letters of administration, or the Estate may incur substantial loss of income or potential penalty and default absent Special Letters of Administration.

24. Upon information and belief, cash assets belonging to the Estate are available for the payment of the decedent's obligations held in the First Hawaiian Bank. Absent the appointment of a Special Administratrix to take possession of the funds at First Hawaiian Bank, Estate's obligations may be declared in default to the detriment of the Estate.

25. Upon information and belief, decedent had all mail sent to his United States Post Office Box 2298, Hagatna, Guam. Absent the appointment of a Special Administratrix to take possession of the post office box to determine the obligations of the Estate in a timely fashion, currently invoices, statements and/or bills are not available.

26. Petitioner requests that the term of special administration be granted, and that said special administration shall cease upon the appointment of the General Administrator.

WHEREFORE, Petitioner prays:

1. For an Order admitting for administration the *Estate of Glenn D. Wong*;
2. For the issuance of Ex Parte Special Letters of Administration to Petitioner;
3. For the issuance of General letters of Administration to Petitioner;
4. That security be waived; and
5. For all other proper orders.

RESPECTFULLY SUBMITTED this 16th day of July, 2021.

**LAW OFFICE OF
JACQUELINE TAITANO TERLAJE, P.C.**

By:

JACQUELINE TAITANO TERLAJE
Attorney for Petitioner LORI ANN WONG

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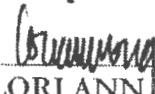
3 **VERIFICATION**

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5 I, LORI ANN WONG, have read the foregoing **VERIFIED PETITION FOR LETTERS**
6 **OF ADMINISTRATION** and know its contents, which are true and correct to the best of my knowledge,
7 except as to those matters that are stated on information and belief, and as to those matters, I believe
them to be true.

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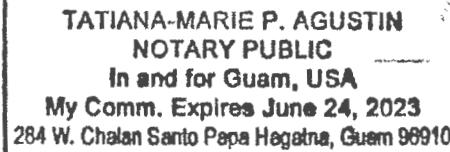
9 Dated this 16 day of July, 2021.

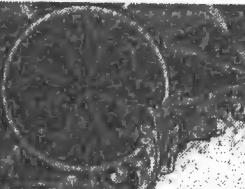
10 
LORI ANN WONG

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12 SUBSCRIBED AND SWORN to before me this 16th day of July, 2021 by LORI ANN
13 WONG.

14 
15 NOTARY PUBLIC





CERTIFICATION OF VITAL RECORD

GOVERNMENT OF GUAM

DEPARTMENT OF PUBLIC HEALTH & SOCIAL SERVICES



GOVERNMENT OF INDIA

This is a true and exact reproduction of the document officially registered and placed on file in the office of Vital Statistics, DEPARTMENT OF PUBLIC HEALTH & SOCIAL SERVICES.

DATE ISSUED: 11/11/2000

This copy is not valid unless it is signed by an approved bidder showing the date, signature, and seal of the Registrant.

M. Quinata
Maria E. Quinata
EQUATORIAL