

1 [YOUR NAME]
[YOUR ADDRESS]
2 [YOUR PHONE NUMBER]
[YOUR EMAIL ADDRESS]
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4 In Pro Per
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8 THE SUPERIOR COURT FOR THE STATE OF CALIFORNIA
9 COUNTY OF [ENTER COUNTY NAME HERE]—UNLIMITED JURISDICTION

10 [NAME], an individual,
11 Plaintiffs

12 vs.

13 [NAME], and DOES 1-20,
14 Defendants.
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16
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CASE NO:

ASSIGNED TO:
THE HON.

**[DEFENDANT’S ANSWER TO
PARTITION LAWSUIT]**

SUIT FILED:

DEPT:

CMC:

18 Defendant [Name] provides this Answer to Plaintiff [Name] Plaintiff”) Complaint for
19 Partition over the property containing County of [Name] Assessor Parcel Number [INSERT]
20 that is the subject of this Action (the “Property”):

21 **GENERAL DENIAL**

22 Under Code of Civil Procedure section 431.30, subdivision (d), Defendants lack information
23 and belief to either admit or deny, and thereby deny, the allegations in Paragraphs [SPECIFY] of
24 the Complaint.

25 Generally, [ALLEGE PROPERTY OWNERSHIP HERE AND INCLUDE SPECIFIC
26 FACTS RELATED TO PLAINTIFF’S OWNERSHIP CLAIMS]. As Separate and Affirmative
27 Defenses and Objections to the Complaint, Defendants allege:
28

1 **SIXTH AFFIRMATIVE DEFENSE**

2 (Reservation of Defenses)

3 Defendants currently lack sufficient information or knowledge upon which to form a belief
4 as to whether it may have additional, as yet unstated, affirmative defenses. Thus, Defendants
5 reserve the right to assert additional affirmative defenses in the event that discovery indicates that it
6 would be appropriate.

7
8 **PRAYER**

9 Accordingly, Defendants pray that:

- 10 **1.** The Court not partition the Property and that Plaintiff take nothing from this
- 11 Action;
- 12 **2.** In the event that the Court decrees a partition, that the Defendants receive value
- 13 for their offset/ claim for improvement;
- 14 **3.** For costs of suit incurred here;
- 15 **4.** The Court award Defendants any other relief that it deems just and proper.

16
17 **REQUEST FOR JURY TRIAL**

18 The Defendants demand a trial-by-jury of all issues so triable.

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21 DATED: _____

Respectfully submitted,

22
23 By: _____

[NAME]
In Pro Per

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Case Name: *BOEHME v. WACKER*
Court: YOLO COUNTY SUPERIOR COURT
Case No.: 2021-2209

PROOF OF SERVICE

I am over 18 years of age, not a party to the above-entitled action, employed in Sacramento County, and my business address is 770 "L" Street, Suite 916, Sacramento, California 95814. On April 15, 2022, I served the following:

- **PLAINTIFF'S *EX PARTE* APPLICATION, AND MEMO, FOR AN ORDER SHORTENING TIME, AND MOTION TO MODIFY/ VACATE UNDERTAKING**

via Electronic Mail from nicole@underwood.legal per CCP § 1010.6(e)

on the parties to this action at the addresses indicated below:

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Counsel for Plaintiff-in-Intervention Bridge
Partners II, LLC

15 I declare under penalty of perjury under the laws of the State of California that the above is
16 true and correct and that this Declaration is executed at Sacramento, California.

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18 _____
NICOLE TARRIELA
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