

# PROBATE SALE!

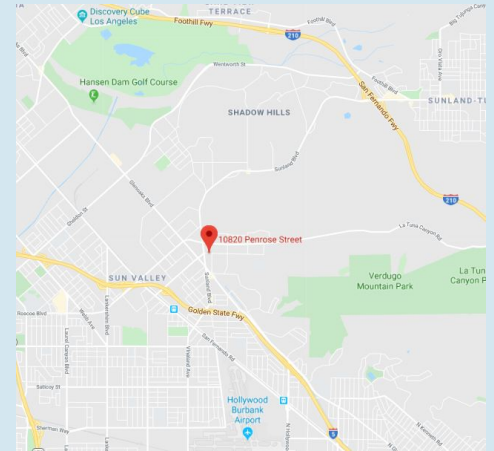
# FOR SALE: HOME IN SUN VALLEY



## 10820 Penrose Street Sun Valley CA 91352

*Probate Sale! This Single Family Residence features a 3 bedrooms and 2 bathroom +/- 1,241 SF of living space on a +/- 9,237 SF lot with a detached 2 car garage. APN: 2404-008-001. The cross street is Sunland Boulevard. The property is in a convenient location, close to the 5 freeway. PLEASE DO NOT DISTURB OCCUPANTS! This property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. Please email [rwinchell@kennedywilson.com](mailto:rwinchell@kennedywilson.com) for Seller's Offer to Purchase Contract and for showing instructions.*

*Estate of Phyllis Holden*



### **Rhett Winchell**

President, Real Estate Sales & Marketing  
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**KENNEDY WILSON**

Kennedy Wilson Real Estate Sales & Marketing | 151 S El Camino Drive, Beverly Hills, CA 90212 | DRE No 01906531 | [www.kennedywilson.com](http://www.kennedywilson.com)

This property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. The Administrator, Estate and Kennedy Wilson make no representations regarding the property offered for sale including, but not limited to, property condition, compliance with local codes, standards and ordinances, bed and bath count, sizes, square footage, zoning, year built, etc. All square footages are approximations only and prospective Buyers must rely on their own inspections and research prior to making an offer or entering into a binding purchase and sale agreement. No termite clearance will be supplied for this sale. The fully executed purchase and sale agreement shall be binding in all respects and supersede all prior communications, whether oral or written. Terms of sale are subject to change or withdrawal without notice."

OFFER TO PURCHASE REAL PROPERTY

TOTAL DEPOSIT \$ \_\_\_\_\_

Hall of Records
320 W. Temple Street - 9th Floor
Los Angeles, California 90012

Auction Date: December 23, 2019

To the County of Los Angeles Public Guardian, as Conservator Public Administrator, as Administrator of the Estate of PHYLLIS A. HOLDEN, and in accordance with the notice of sale therein, the undersigned hereby bids the sum of \_\_\_\_\_ Dollars and NO/100s (\$ \_\_\_\_\_) Cash for the real property described as follows, to wit:

PLEASE SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT

I(we) understand this offer creates no obligation upon the { Public Guardian, as Conservator Public Administrator, as Administrator } of said estate (hereinafter Seller), except that if he accepts this offer as the highest and best bid received, he will present it to the Court for confirmation. In the event the sale of the property is not confirmed by the Court, said Conservator shall return this deposit to me(us), the undersigned.

I(we) understand a forty five-day escrow shall be opened by the Conservator with an escrow agent of Seller's choice. In the event that the 45 day escrow period has elapsed, and the Escrow Holder is in possession of the "Order Confirming Sale", and the Buyer is not in a position to close escrow, the Buyer will be charged an additional \$200 per day "Hold Open" fee until the close of escrow. The escrow period to be 45-days or the parties hereto agree to extend the scheduled close of this escrow for up to twenty one (21) Days as may be needed in order to accommodate receipt of any/all Court related documentation necessary to close this transaction; OR escrow shall close within Ten (10) Days from Escrow Holder's or Buyer's receipt of a copy of the Court's Order Confirming Sale.

(Applies only if Checked) NOTE: This is a "Short Sale", subject to Lender's approval. If checked, I(we) acknowledge this sale may require up to six (6) months to confirm in court, subject to overbidding. I further certify by initialing to the right that I have received a copy of the CAR Purchase Agreement Addendum. Buyers' Initials: \_\_\_\_\_

I further deposit herewith the greater of ten percent (10%) of the purchase price, or Ten Thousand Dollars (\$10,000), minimum, to guarantee that I will complete this purchase if the sale of the property to me is confirmed by the Court. In that event, the deposit will be applied to the purchase price and any closing costs, and the difference, if any, refunded to me at closing. Per Probate Code § 10350, I understand my deposit may be forfeited if I fail or refuse to fund this purchase or to close escrow. I also understand I may be liable for additional damages caused by my failure or refusal to close. If the Court confirms sale in another party who overbids me, I will receive my deposit back.

The Seller agrees to secure a Policy of Title Insurance at no cost to the Buyer. Each party will pay one half of the escrow charges. Sales will be subject to the rights of tenants-in-possession. Taxes, rents, fire insurance, and interest on encumbrances shall be pro-rated to close of escrow. No termite clearance will be provided by the Seller.

If the Court is requested to fix a commission to be allowed a licensed real estate broker, the following will be given:

KENNEDY-WILSON
151 S. EL CAMINO DRIVE, BEVERLY HILLS, CALIFORNIA 90212
Telephone No.: 310-887-6400 License No.: CalBRE 01830032

I, nor anyone in my family is employed by the Los Angeles County Treasurer and Tax Collector, Department of Mental Health, County Counsel or Kennedy-Wilson, Inc.

THE DEED WILL READ EXACTLY AS BID IS SIGNED - PRINT CLEARLY

NOTE: Show marital status in Vesting instructions. If married, show whether property is to be the separate property of one spouse, or if it is to be deeded to both. If both, show whether they take as "joint tenants" or "tenants in common". If bidder is married, both husband and wife should sign.

Bidder Signatures: \_\_\_\_\_

Vesting: \_\_\_\_\_

Bidder's Address: \_\_\_\_\_

Bidder's Telephone: \_\_\_\_\_

Bidder's E-Mail Address: \_\_\_\_\_

SEE EXHIBIT "A"

Estate of **PHYLLIS ANN HOLDEN, aka  
PHYLLIS A. HOLDEN, PHILLIS ANN  
HADDEN**, Conservatee  
Probate No. **18STPB04076**  
Estate Account No. **0031885-G**  
Inventory# **R001**

**ATTACHMENT**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 18122, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 555, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel No: 2404-008-001

Commonly known as: 10820 Penrose Street, Sun Valley, California. SAID REAL PROPERTY IS SOLD "AS IS, WHERE IS, WITH NO WARRANTY EXPRESSED OR IMPLIED. BUYER IS ASSUMING ANY "NOTICE OF VIOLATIONS OR SUBSTANDARD" POSTED AGAINST THE PROPERTY PRIOR TO THE SALE AND AFTER. BUYER ACCEPTS THE RESPONSIBILITY OF RETROFITTING THE ABOVE MENTIONED PROPERTY AND UNDERSTANDS THAT BUYER WILL BE REQUIRED TO RETROFIT THE PROPERTY AND FILE REQUIRED CERTIFICATES OF COMPLIANCE INCLUDING BUT NOT LIMITED TO SEISMIC GAS SHUTOFF VALVE, ULTRA LOW FLOW TOILET, WATER HEATER STRAPPING, CARBON MONOXIDE DETECTOR, AND SMOKE DETECTOR. NO TERMITE CLEARANCE."

APPRAISAL: PENDING