

PUBLIC NOTICE OF SALE

ON WEDNESDAY, JULY 23, 2025, AT 1:30 PM AT THE STANLEY MOSK COURTHOUSE, DEPT. 82, 111 N HILL ST., LOS ANGELES, CA 90012, THE REAL PROPERTY LOCATED AT 18445 VANOWEN STREET, RESEDA, CA 91335 WITH THE FOLLOWING LEGAL DESCRIPTION:

Parcel "B" as shown on Parcel Map L.A., No. 5084, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 153, Page 60 and 61 of Parcel Maps, in the Office of the County recorder of said County.

Except therefrom all oil, petroleum and kindred substances and natural gas under or in said lands, it being the intent of this exception to prevent all exploration or use of said land for oil or mining purposes as reserved in the deed by Title Insurance and Trust Company, recorded June 16, 1917 in Book 6493, Page 275 as Instrument No. 57 of Deeds further Title Insurance and Trust has agreed by this reservation that it will not bore for oil, gas or petroleum on said land, or mine permission to min or bore on said lands at any time.

Assessor's Parcel No. 2125-011-019

WILL BE SOLD BY WAY OF A COURT CONFIRMATION AND OVERBID HEARING. THE OPENING BID WILL BE \$2,250,000. BIDDERS SHOULD CONTACT THE COURT RECEIVER AT LEAST 2 BUSINESS DAYS BEFORE THE HEARING TO PREQUALIFY TO BID BY: (1) SIGNING THE RULES FOR CONFIRMATION AND OVERBID HEARING; (2) PROVIDING PROOF OF FUNDS AS TO THE BIDDER'S HIGHEST BID; (3) PROVIDING A \$63,000 DEPOSIT VIA CASHIER'S CHECK OR WIRE/ACH. ALL BIDDERS THAT ARE NOT THE WINNING BIDDER WILL RECEIVE THEIR \$63,000 DEPOSIT BACK FOLLOWING THE HEARING. PREQUALIFIED BIDDERS MAY APPEAR IN PERSON OR REMOTELY.

CALL BROKER ERIC SACKLER AT 310-979-4990 FOR DETAILS.