

# PROBATE OVERBIDDING INSTRUCTIONS

## 11719 Angell St., Norwalk, CA

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Accepted offer is \$605,000. **MINIMUM OVERBID WILL BE \$635,750 4/15/24 at 8:30 a.m. in Los Angeles Superior Court, located at 111 N. Hill St., Los Angeles 90012.** Overbid disclosure package found in documents section of property website <https://11719Angell.seeit.info> in Documents section. NO PURCHASE AGREEMENT TO BE WRITTEN.

1. Submit a 10% earnest deposit for purchase amount buyer is willing to bid by **Cashier's Check payable to Estate of Joseph D. Maciel . Deposit will be held with Administrator outside of Escrow and is refundable only if Seller is unable to deliver clear Title.** It is suggested you bring checks of varying denominations.
2. Buyer waives all conditions and contingencies in court confirmation proceeding.
- 3..The Seller will select all services and buyer to pay for Home Protection Plan, if desired.
- 4.Buyer is solely responsible for obtaining City reports and any compliance required.
- 5.Buyer responsible for removal of any remaining personal property/debris at close of Escrow.
- 6.If Buyer is represented by another Broker, it is requested that Broker provide their company disclosures are court proceedings.
- 7.Buyer is required to close the Escrow no later than 10 days following Escrow's receipt of Court Order Confirming Sale.
- 8.Commission payable only to Successful Selling Broker and split equally with Listing Broker.