

PUBLIC NOTICE OF SALE

ON WEDNESDAY, APRIL 27, 2022, AT 9:30AM AT THE LOS ANGELES SUPERIOR COURT, STANLEY MOSK COURTHOUSE, DEPT 86, 111 N. HILL STREET, LOS ANGELES, CA 90012 THE PROPERTY LOCATED AT 406 S. ST. ANDREWS PLACE, LOS ANGELES, CA 90020 WITH THE FOLLOWING LEGAL DESCRIPTION:

Parcel 1: That portion of Lot 1 of Tract 30930, in the City of Redondo Beach, County of Los Angeles, Sate of California, as per map recorded in Book 838, Pages 94 and 95 of Maps, in the office of the County Recorder of said County, shown and defined as Unit 71 on the Condominium Plan recorded March 15, 1974 as Instrument No. 3974.

Parcel 2: An undivided .0122 interest in and to Lot 1 of said Tract 30930. Except therefrom those portions shown as defined as Units 1 to 80 on said Condominium Plan. Also except forty percent of all oil, gas, minerals, petroleum and other hydrocarbon substances in and under said land, as reserved by Arlene N. Shaeffer, a widow, in deed recorded December 15, 1964 in Book D2732, Page 319, Official Records.

APN: 7508-027-071

WILL BE SOLD BY WAY OF COURT CONFIRMATION AND OVERBID HEARING. THE OPENING BID WILL BE \$1,677,000.00 AND BIDDERS (1) MUST BE PREQUALIFIED AND PRESENT AT THE HEARING; (2) PROVIDE A SIGNED VERSION OF THE RULES FOR CONFIRMATION AND OVERBID HEARING; (3) PROVIDE PROOF OF FUNDS AS TO THE BIDDER'S HIGHEST BID AMOUNT; (4) PROVIDE A CASHIER'S CHECK IN THE AMOUNT OF \$49,000.00 AS A DEPOSIT TO BID. All BIDDERS WHO ARE NOT THE WINNING BIDDER WILL RECEIVE THEIR \$49,000.00 DEPOSITS BACK AT THE END OF THE HEARING. PRE-QUALIFIED BIDDERS WILL ONLY APPEAR VIA LACOURTCONNECT ARRANGED THROUGH THE COURT RECEIVER.

FOR DETAILS CALL SCOTT YAHRAUS AT (310) 552-9064.