County of SD Probate Sale Information

1. This property listing is part of County of San Diego Public Guardian's Probate Real Estate Sale.

2. Seller to Select Title and Escrow Services.

3. Buyer(s) acknowledge that no counteroffers will be issued. Buyer(s) to submit highest and best offer.

4. Initial Deposit Amount to be 10% of purchase price. Deposit to be in the form of a Cashier's Check made out to the estate. Deposit to be delivered to the Public Guardian's office within 1 business day of acceptance.

5. Buyers(s) deposit at the time of sale is non-refundable in the event buyers breach contract and/or are unable to perform. If Seller is unable to perform, Buyer(s) deposit is 100% refundable.

6. Property to be sold in "AS IS, WHERE IS CONDITION."

7. Offer is fully non-contingent. Buyer(s) hereby removes any and all buyer contingencies. All due diligence to be performed before submitting an offer.

8.Buyer(s) responsible to turn on services at property to perform inspections, if no services are already on.

9. All information deemed reliable but not guaranteed. Buyer(s) and Buyer(s) agent/broker to investigate all information before close of escrow date.

10.In the event of encumbrances or liens of record or any additional costs of the sale that exceed the sale price, seller reserves the right to cancel this transaction.

11. Title to be delivered free and clear.

12. All personal property at the property to convey with sale.

13. If applicable, Buyer(s) to pay for HOA fee for preparing disclosures.

14. The close of escrow timeline may vary depending on circumstances of the property or estate. The final steps toward closing will begin shortly after the required steps are completed for probate (either the "Notice of Proposed Action" has been served with no objections, or on the date of the court-confirmed sale.)

15. Buyer's intended vesting must be entered on line 5 of the Probate Agreement Purchase Addendum (PA-PA).

Notice of Proposed Action

A noticing procedure called; “Notice of Proposed Action” (NOPA) may be utilized in place of court confirmation. The NOPA allows the administrator of the estate to advise all noticed parties that the sale of real property has taken place with a description of the price and terms of sale. This procedure allows the administrator to obtain acceptances from all noticed parties. If the NOPA is utilized, a petition to the court to confirm the sale will not take place. This would eliminate the over-bid procedure inherent to the court confirmation process.

Court Confirmation of Sale

A petition is submitted to the court to confirm the sale of some properties. The estate representative has to report the sale and the conditions of the sale. A hearing date is set to confirm the sale and allow others to place higher bids. Once the hearing is over the court will decide whether to sign off on the Order confirming the sale and request a close of escrow be filed within a certain period.