

# **PUBLIC NOTICE OF SALE**

**ON WEDNESDAY, MARCH 1, 2023, AT 9:30 AM AT THE LOS ANGELES SUPERIOR COURT, STANLEY MOSK COURTHOUSE, DEPT. 47, 111 N. HILL STREET, LOS ANGELES, CA 90012, THE PROPERTY LOCATED AT 12324 MONTANA AVENUE, LOS ANGELES, CA 90049 WITH THE FOLLOWING LEGAL DESCRIPTION:**

The land situated in the City of Los Angeles, the County of Los Angeles, State of California, described as follows:

Lot 59 and all of Lot 58 of Tract No. 1420, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 20, Page 26 of Maps, in the Office of the County Recorder of said County; Except that portion of said Lot 58 described as follows:

Beginning at the Southwesterly corner of said Lot 58; thence North 45° 57' East 25 feet to a point in the Northwesterly line of said lot; thence South 44° 03' East 158.32 feet to a point; thence South 45° 57' West 5.65 feet; thence South 44° 03' East 29.18 feet to the Easterly line of said Lot; thence South 45° 57' West 19.35 feet to the Southeasterly corner of said Lot; thence North 44° 03' West 187.50 feet to the point of beginning.

Also except the Southeast .50 of a foot of the Northeast 20.65 feet to the Northwest 21.68 feet of the Southeast 29.18 feet of said Lot 58 as conveyed to Robert B. Jones and Marian L. Jones by Deed Recorded on December 12, 1957 as Instrument No. 2334 in Book 56237, Page 372, O.R. in said Office of the County Recorder.

Assessor's Parcel No. 4264-015-012

**WILL BE SOLD BY WAY OF A COURT CONFIRMATION AND OVERBID HEARING. THE OPENING BID WILL BE \$5,400,000.00 AND BIDDERS: (1) MUST BE PREQUALIFIED AND ATTEND THE HEARING; (2) SIGN 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 \$159,000 AS A DEPOSIT TO BID. ALL BIDDERS THAT ARE NOT THE WINNING BIDDER WILL RECEIVE THEIR \$159,000 DEPOSIT BACK AT THE END OF THE HEARING. PREQUALIFIED BIDDERS MUST APPEAR REMOTELY VIA LACOURTCONNECT PREARRANGED THROUGH THE PARTITION REFEREE.**

**CALL RICK MARQUIS AT (818) 216-4202 FOR DETAILS AND TO PREQUALIFY TO BID.**