



## REAL ESTATE AUCTION

**1514 Hill St. Santa Monica, CA 90405**

Santa Monica Residence With Gorgeous Ocean Views

Sunset Park area of Santa Monica

### **Auction Date:**

**Saturday, February 25th , 2006 11:00 A.M. PST**

### **Auction Location: On Site**

**1514 Hill St. Santa Monica, CA 90405**

### **Open Houses:**

**Every Sunday from Noon to 4:00 P.M.**

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## FACTS AND FIGURES

**Location**                      1514 Hill St. Santa Monica, CA 90405  
Ocean View Santa Monica Residence  
Sunset Park area of Santa Monica

**Bedrooms/Baths**            2 Bedrooms , 1 Bath

**Square Feet**                    1,220 sq.ft. +/- (Per Assessor)  
Lot Size 50' frontage x 140 deep,  
6,787 Sq. Ft. ( 20' Paved Rear Alley )

**APN #**                            4285-015-004

**Legal**                              Lot 153, Tract 9833

## **Description**

**2 Bedrooms, 1 Bath, Living Room w/fireplace, Bar, Dining Room, Kitchen w/door to rear patio, large rear grassy yard**

**Rear 20 foot paved alley.**

**2 Blocks South of Ocean Park Blvd  
(Main thoroughfare )**

**Close to all shops and restaurants. Would make an excellent rental.**

## **Directions**

**Ocean Park Blvd to 14th St. South to Hill St.**

## **TERMS AND CONDITIONS OF AUCTION**

If you care to be a spectator only, you are more than welcome. If you intend to be an active bidder please note Auction Deposit Requirements .

### **Auction Deposit**

To obtain a bidding number, every bidder MUST present a Cashier's Check in the amount of \$50,000.00 drawn on a California Bank, and made payable to: The Piatelli Company, Trust Account (No Personal Checks Please)

### **Terms of Sale**

All Cash at close of thirty ( 30 ) day escrow.  
Buyer to obtain own financing. Financing Is NOT a contingency.

### **Escrow**

Escrow cost will be shared Fifty/Fifty (50/50) between Buyer and Seller, which is a Trust.

### **Title Insurance**

First American Title and Insurance Co. will issue a Standard Policy of Title Insurance to the new buyer in the amount of the high bid insuring the property to be free of all monetary liens , to be paid for by the Trustee of the Estate.

## **As Is**

The subject property is being sold by Order of the Trustee, who has never lived in the house, and is selling the house "As Is Where Is".

## **Deposit Receipt and Preliminary Title Report**

Immediately at the conclusion of the auction the High Bidder will be required to sign and approve the Deposit Receipt and Preliminary Title Report and no further instructions will be necessary to close escrow.

## **Broker Cooperation**

For the past fifty (50) years we have encouraged all Brokers to bring their Clients to any of our Auctions.

Two and a Half Percent ( 2-1/2 % ) commission will be paid the Licensed California Broker who  
A) Registers his buyer in writing at least 72 hours before the auction , and Attends the auction with the buyer.

No commission will be paid to a broker who is acting as a principal.

## **Questions?**

**Call Auctioneers with any questions you might have.**

# **THE PIATELLI COMPANY**

**Real Estate Auctioneers in Los Angeles  
for over Half a Century**

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