

Trust Liquidation Sale...

PUBLIC AUCTION

June 7, 2008 @ 11 am @ the property

Buyers Can Determine the Price!!

Public Invited / Realtors Welcome



APN #644-141-10 Laguna Beach, CA

- 7,000 sq. ft. (.16 acres) lot in Laguna Beach
- Lot Dimensions: 70 X 100
- Easily buildable lot at end of quiet cul de sac
- At the top of a serene canyon
- Beautiful canyon Views & Possible small ocean view
- Approximate address: 1494 Dunning Drive
- Water, sewer, and electrical at street
- **A full 30 days to close escrow**
- **Guaranteed clear title provided**

Please consider this your personal invitation to be a buyer at this Premier Real Estate Auction. All prospective buyers are encouraged to preview and inspect the property prior to Auction date. **Call Elite Auctions for more information at (661) 325-6500 or visit our website at www.AuctionCA.com**

AUCTION TERMS: All prospective buyers must register to bid. A \$25,000 Cashier's check or certified check payable to Elite Auctions will be required to bid at the auction. The successful bidder will be required to deposit a \$25,000 non-refundable payment in Broker's Trust Account until time of closing. A 10% Buyer's Premium will be added to final bid and included in total contract price. Closing will take place within thirty (30) days of the auction. A Grant Deed will be supplied by the seller at seller's expense, giving marketable title subject to restrictions of record. Taxes are prorated. Preview of the property is essential. Property is being sold in "as-is, where-is" condition. Property will be sold subject to easements, restrictions, zoning and other matters of record. Property will be sold subject to seller's confirmation up to 72 hours. A package of information has been assembled for the property and includes: a Real Estate Transfer Disclosure Statement, Pest Control Report, and other disclosures. Announcements made from podium at the time of auction take precedence over all printed material. Conduct of auction and increments of bidding are at the discretion of Elite Auctions. Elite Auctions reserves the right to deny any person admittance to the auction. Broker Participation Invited: Subject to establish to Elite Auctions guidelines. All information in this brochure was derived from sources believed correct, but is not guaranteed. **ALL PROPERTY MEASUREMENTS ARE APPROXIMATE.** It is Buyer's responsibility to verify all property specifications (including zoning and permits) prior to the auction date. Elite Auctions is an agent of the seller.

Elite Auctions

Bond #00104630778 Broker ID 00634704

Call Agent/Auctioneer: Mike Grigg (661)325-6500

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