

14804 Magnolia Blvd #10

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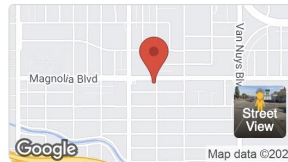
Preliminary offer by **Opendoor***

\$628,500

See your offers

*Eligibility and actual offer amount will be determined by Opendoor after you provide information specific to your home.

2 bed 2 bath 1,228 sqft 0.32 acre lot



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RECORDING REQUESTED BY:
SAME AS BELOW
AND WHEN RECORDED MAIL TO:
S.B.S. Lien Services
31194 La Baya Drive, Suite 106
Westlake Village, California 91362

Title No.: 2035519cad

A.P.N.: 2263-038-066

SPACE ABOVE LINE FOR RECORDER'S USE
T.S. No.: 2021-1533W

**CERTIFICATE OF FORECLOSURE SALE SUBJECT TO REDEMPTION
(Assessment Lien - Civil Code § 5715 (b))**

The undersigned trustee declares:

- 1) The successful bidder at the foreclosure sale was not the foreclosing homeowner's association.
- 2) The amount of the unpaid debt together with costs was: **\$46,813.21**
- 3) The amount paid by the successful bidder at the trustee sale was: **\$461,000.00**
- 4) Said Property is located in the City and County of Los Angeles

And **S.B.S. Lien Services**, (herein called Trustee), as the duly appointed Trustee under the Notice of Delinquent Assessment hereinafter described, held a public foreclosure auction, subject to redemption, but without covenant or warranty, express or implied, that certain property situated in the County of **Los Angeles**, State of **California**, commonly known as:

14804 MAGNOLIA BLVD UNIT 10, SHERMAN OAKS CA 91403
AKA
14804 MAGNOLIA BLVD UNIT 10, LOS ANGELES, CA 91403

And legally described as follows:

A. That portion of Lot(s) 1 of Tract No. 32833, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 883 Page(s) 82 and 83 of Maps, in the Office of the County Recorder of said County, as shown and defined as Unit 10 on the Condominium Plan recorded November 7, 1977 as Instrument No. 77-1234950, Official Records.

B. An undivided 1/15th interest in and to that portion of Lot 1 of said Tract No. 23833, shown and defined as "Common Area" on said Condominium Plan.

RECITALS:

This foreclosure sale is subject to a ninety-day right of redemption from the date of foreclosure auction and was pursuant to the powers granted to **ROSE CONDOMINIUM HOMEOWNERS ASSOCIATION** and conferred upon an appointed trustee by the provisions of the Declaration of Covenants, Conditions, and Restrictions recorded on 11/7/1977 as document no. 77-1234951 book no. page of Official Records in the Office of the Recorder of **Los Angeles** County, **California** and pursuant to California Civil Code Sections 5650, 5700 and 2924 et. seq. and that certain Notice of Delinquent Assessment dated 7/6/2021 and recorded on 7/9/2021 as document no. 20211063267 book page of Official Records in the office of the Recorder of **Los Angeles** County, State of **California**, after fulfillment of the conditions specified in California law, the above-described Declaration and said Notice of Delinquent Assessment authorizing foreclosure sale.