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9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 FOR THE COUNTY OF SAN BERNARDINO, CENTRAL DISTRICT

11 Estate of:) Case No.: PROSB2300643
12)
13) NOTICE OF SALE OF REAL PROPERTY.
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21 Notice is hereby given that Barry Harris, as Administrator of the Estate of RUBY JEWEL
22 SMITH, deceased will sell at private sale subject to confirmation by the above-mentioned
23 Superior court and to the highest and best bidder, on or after July 24, 2024, at 11:00 a.m., at Law
24 Office of Ian Noel, Esq., 9800 La Cienega Boulevard, Suite 200, Inglewood, California 90301,
25 the real property of the estate located at:
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27 Vacant Land, Rancho Cucamonga, CA 91701-1366 and more legally described as;
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Parcel No. 1:

The South 268.34 Feet of Lot 9, Block 17, Cucamonga Homestead Association County of San Bernardino, State of California, as per Plat Recorded in Book 6 of Maps, Page 46, Records of Said County, Excepting Therefrom the East 1. 148.5 Feet Thereof.

Parcel No. 2:

Together with a Proportionate Share in the Easement for Road Purposes over the North 60 Feet of the South 298.34 Feet of said Lot 9, Excepting that Portion of said Easement Lying Within the Property Herein Described.

ASSESSOR'S PARCEL NUMBER: 61061-211-29-0000

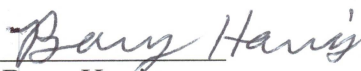
The terms and conditions of sale are:

Purchase price to be \$300,000, cash purchase is As Is; with zero repairs; Close of Escrow 60 Days after acceptance; EMD to be \$30,000 (10% of purchase), Tenant occupied Addendum (TOPA) is made part of this contract; NHD provided by My NHD Best Value paid by Seller; Buyer waives ALL contingencies immediately (no inspection contingency, no termite, no loan, no repairs); Seller and Buyer Will Each Pay their own portion of closing costs; Seller to provide Home Warranty Plan issued by Old Republic Home Protection. Seller to pay for Owners Title Insurance Policy from Lawyers Title. Buyer's earnest money deposit is fully refundable in the event the court does not approve the sale to the Buyer. Seller to pay the Natural Hazard Zone Disclosure Report, including tax information; Seller to pay County transfer tax, fees; City transfer tax, fees and HOA transfer fees.

At least ten percent (10%) of the amount bid must be paid with the offer and the balance must be paid on close of escrow after confirmation of sale by the Court.

Bids or offers for this property must be made in writing and directed to the Administrator or to his attorney, Ian Noel, Esq. at the above address or be filed with the clerk of the Los Angeles County Superior Court at any time after first publication of this notice and before the sale. The Administrator reserves the right to reject any or all bids.

DATED: July 10, 2024

By: 
Barry Harris
Administrator of the Estate