

**CHANDLER LAW FIRM
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Attorneys for Erik Duerbeck

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SAN BERNARDINO**

In re: The Estate of

ELOY DUERBECK,

Decedent

CASE NO.: PROSB 2300081

NOTICE OF INTENT TO SELL REAL
PROPERTY

Probate Code §10300 et seq

Notice is given that Erik Duerbeck, as administrator with will annexed of the estate of Eloys Duerbeck, Decedent, will sell at private sale subject to confirmation by the Superior Court, on or after June 15, 2025, at 12:00 noon, at 2015 Manhattan Beach Blvd., Suite 100, Redondo Beach, CA 90278.

the following real property of the Estate:

Address: 4565 David Way, San Bernardino, CA 92404

Legal Description:

Lot 37, Tract 6688, in the County of San Bernardino, State of California, as per Plat recorded in Book 86 of Maps, Pages 86 to 89, inclusive, Records of Said County.

APN: 0155-471-02-0000

1. The sales price will be at least \$450,000, payable with a minimum of \$1,000 as a good-faith deposit, and the remainder in cash at closing.
2. Sale will not be contingent on buyer's obtaining a loan for financing purposes.
3. Escrow is to be 30 days minimum.

1 6. Property is being sold on an "as-is" basis; seller will make no repairs.

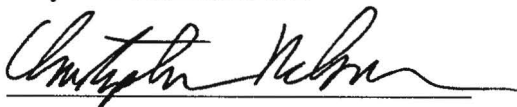
2 7. Realtor commissions are to be paid at closing calculated as follows: 5% of the gross
3 sales price with the total commission to be divided equally between Buyer's and Seller's
4 agents.

5 Bids or offers for this property must be made in writing and directed to the Administrator
6 in care of his attorney, Christopher L. Nelson, or her realtor, Orasee Russell, at the above
7 address, or may be filed with the clerk of the above Court at any time after first publication of
8 this notice and before the sale. The sale is subject to confirmation by the Court. The
9 Administrator reserves the right to reject any or all bids.

10
11 Dated: May 15, 2025

CHANDLER LAW FIRM

Attorneys for Administrator

12
13 By: 
14 Christopher Nelson, Esq.