



6325 Klump Avenue, North Hollywood CA 91606



KENNEDY WILSON

Rhett Winchell, President

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DRE #00867471

This property is offered together with improvements thereon as, where is, with no warranty expressed or implied. The Administrator, Estate and Kennedy Wilson make no representations regarding the property offered for sale including, but not limited to, property condition, compliance with local codes, standards and ordinances, bed and bath count, sizes, square footage, zoning, year built, etc. All square footages are approximations only and prospective Buyers must rely on their own inspections and research prior to making an offer. No termite clearance will be supplied for this sale. Terms of sale are subject to change or withdrawal without notice.

**No Court Confirmation
Required!**

Trust Sale! This Single Family Home built in 1940 features 2 bedrooms and 1 bathroom +/-1,271 Sq Ft of living space, +/-7,426 Sq Ft lot with a pool, APN: 2336-017-018. **NO COURT CONFIRMATION REQUIRED!** Please Do Not Disturb Occupants! The property will be delivered vacant at the close of escrow. This Property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. This is an "All Cash Sale" with a 45 day escrow period after offer acceptance. The high bidder will be required to provide proof of funds and wire their 10% deposit to Kennedy Wilson within 48 hours of acceptance. Please go to Bidkw.com and click on the property and click on viewing information for showing instructions. All offers must be submitted on a CAR RPA attached with the Probate Addendum and proof of funds emailed to Rhett at rwinchell@kennedywilson.com. **YOU MUST INCLUDE THE PROPERTY ADDRESS, BUYER'S NAME AND OFFER PRICE IN THE SUBJECT LINE OF THE EMAIL.** The Administrator/Trustee reserves the right to accept, counter or reject all offers.
Diana M Hering Trust