

AUCTION

8412 Fenwick Street, Sunland, CA 91040



**AUCTION DAY, SUNDAY OCTOBER 11TH, 2026, 12:15 PM ON-SITE
STARTING BID ONLY \$499,000**

Open Houses: Sun 10/4/26, 1:30 – 3:00 p.m.

Sun 10/11/26 11:30 – 12:15 p.m.

Sun 9/27/26 12:00 – 1:30 p.m. (or call for appts)

Great Investor Opportunity! Auctioned for a quick sale! Auction held onsite. Close to Foothill Blvd, 210 FWY and the Sunland Recreation Center. Home has been recently refreshed and features 8' x 10' patio cover. The large detached garage was constructed in 1988 with permits. This property is a rare opportunity to add value and maximize potential. Bring your vision and transform this property into a standout investment or personal residence.

- GREAT INVESTOR OPPORTUNITY!
- 2 Bedrooms | 2 Bathrooms
- +/-1,068 SqFt, +/-4,950 SqFt Lot
- Large 22' x 27' Detached Garage
- No Court Confirmation Required! No Sale Prior to Auction!



NDA, Inc.

Rhett Winchell

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NDA, INC DRE #02303126. This property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. The Seller and NDA INC 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 sizes and boundaries are approximations only and prospective Buyers must rely on their own inspections and research prior to making an offer or entering into a binding Residential Purchase agreement. No termite clearance will be supplied for this sale. The fully executed Residential Purchase agreement shall be binding in all respects and supersedes all prior communications, whether oral or written. Terms of sale are subject to change or withdrawal without notice.

1. This property (the "Property") is offered together with improvements thereon as is, where is, with no warranty expressed or implied. Buyers are assuming any "Notice of Violation or Substandard" posted against the Property prior to the sale and after. Collectively, the Seller ("Seller"), and Auctioneer ("NDA, Inc."), make no representations regarding the property offered for sale (property condition, occupancy or rights of persons in possession, square footage, year built, lot size, zoning, allowable uses, etc.). Bidders must rely on their own inspections and research prior to bidding. **No termite clearance will be supplied for this sale and there are no inspection contingencies.**
2. The sale is offered with a Minimum Starting Bid, and is subject to the Seller's approval, rejection, or counter. On Auction Day, the Auctioneer will open the bidding at the Minimum Starting Bid and the bidding increases will be in such increments as the Auctioneer in his sole discretion directs. No bid below the Minimum Starting Bid will be accepted. In the event of a dispute between bidders, the Auctioneer shall make the sole and final decision. No pre-sale prior to the Auction.
3. **The Sale will be conducted at the Property site on the day of the Auction. On Auction Day, in order to be eligible to bid, each bidder must register with the Auctioneer and provide proof of funds to close. Immediately following completion of the bidding, the high bidder will be required to deposit 10% of the amount of high bid as follows: the first \$10,000 must be in the form of cashier's check payable to NDA, Inc.; plus the balance of 10% deposit in the form of a personal or business check. The winning bidder's checks will be cashed three (3) business days following the Auction.**
4. The Offer to Purchase contract will require completion of the purchase as follows.
 - a. Escrow shall be opened, by the Seller at a company of Seller's choice. The escrow shall close in 30-days ("Escrow Period"). If the Escrow Period has elapsed and the Buyer is not in a position to close escrow,
 - i. The Buyer will be charged an additional \$200 per day "Hold Open" fee until the close of escrow.
 - ii. Should the Buyer default on this sale, the Buyer may lose his/her deposit and be subject to additional damages.
 - b. Bidder's deposit will be applied to the purchase price. Balance of the purchase price to be "All CASH". **THE BUYER MAY OBTAIN A LOAN, HOWEVER THERE ARE NO FINANCING CONTINGENCIES.**
 - c. Seller will furnish a title policy through a title company of Seller's choice in escrow at Seller's expense.
 - d. Taxes, rents, fire insurance and interest on encumbrances, if any will be prorated to close of escrow. There will be no monetary encumbrances against the Property at the close of escrow.
 - e. Escrow fees will be shared one half by Seller, one half by Buyer, each to pay own fees.
 - f. Buyer to pay for and secure a (9A) Residential Property Report and a (NHD) Natural Hazard Disclosure Statement in escrow.
 - g. **THE PROPERTY IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ). THE SELLER SHALL ORDER, AND THE BUYER SHALL PAY FOR THE FORTRESSFIRE WILDFIRE DISCLOSURE REPORT.** In the event any documentation shows the Property is not in compliance with local and state laws concerning fire safety, the Buyer shall be responsible for all work and costs associated with bringing the Property into compliance and agrees to obtain documentation of compliance within one year of closing escrow.
5. **Broker Compensation:** The Seller and NDA, Inc. are not liable to a Buyer's Agent or Buyer's Brokerage Firm, for any fee, commission, or other compensation, unless (a) an actual sale is made; and (b) the sale is consummated. At the close of escrow, the Seller will pay to the Buyer's Brokerage Firm, 1.5% of the final purchase price, out of transaction proceeds, **provided all of the following conditions are met: a) on Auction Day, the Buyer's Agent is present at the auction and b) the Buyer's Agent is registered by the Buyer on NDA's Auction Registration Form, and c) the Buyer and Buyer's Agent have executed a "Broker Compensation Agreement" provided by NDA, Inc.** A real estate licensee who buys as a principal will not be entitled to share in the commission if he or she is buying as a principal or intends to share the commission with the principal. **THERE WILL BE NO EXCEPTIONS TO ANY OF THE BROKER COMPENSATION PROCEDURES.**
6. In some cases, buyers may bid by proxy. Contact NDA, Inc. at rhett@nda-re.com for details.
7. All descriptions and information are derived from reliable sources, but no guarantee is expressed or implied. The Seller reserves the right to postpone the sale from time to time without or without notice. Announcements made prior to the sale will take precedence.
8. BidNDA.com and the Multiple Listing Service (MLS) will be updated amount 5 days following the Auction.
9. The Auction will be recorded. Bidders' attendance at the Auction will constitute Bidders' consent to any audio and/or visual recording. No Auction attendee may take audio or visual recordings of the Auction.
10. The attached disclosures are made prior to your participation in the Auction: (1) Broker Compensation Agreement, (2) Real Estate Agency Relationship Disclosure and Confirmation of Agency Relationships, (3) C.A.R. Form AD, (4) C.A.R. Form BCA, and (5) C.A.R. Form PRBS. If you are the winning bidder, you will be asked to sign these disclosures acknowledging your receipt.
11. **Seller/Auctioneer reserves the right to refuse admittance to or expel anyone from the auction premises or the court confirmation hearing for interference with auction activities, nuisance, canvassing, collusive bidding, bid rigging or any other actions deemed antithetical to the proceeding.**



RHETT WINCHELL, CalDRE No. 00867471
Please submit all questions to rhett@nda-re.com
818-371-0000 | BidNDA.com

Please check BidNDA.COM for Sale Results, and Preliminary Title Report for this Property.

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