

Advertise

Manage rentals

Public View

Owner View

What is your home worth?

Looking to sell in...

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by autodialer and prerecorded and artificial voice, and email, from realtor.com and others about your inquiry and other home-related matters, but not as a condition of any purchase; this applies regardless of whether you check, or leave un-checked, any box above. [More...](#)

How much home can you afford?

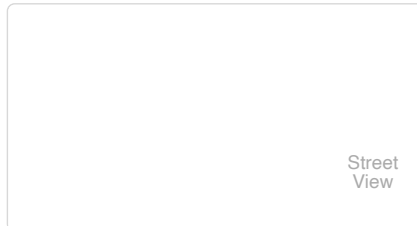
Off Market

Interested in selling your home?

Preliminary offer by **Opendoor***

\$741,100

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



3 bed 2.5 bath 1,746 sqft

25156 Chestnutwood, Lake Forest, CA 92630

Condo **1983** **\$186K in 1998**
 Property Type Year Built Last Sold

\$390
Price per sqft

RECORDING REQUESTED BY
LAWYERS TITLE

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



* \$ R 0 0 1 3 5 2 1 6 8 1 \$ *

2022000052423 11:57 am 02/08/22

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RECORDING REQUESTED BY:

AND WHEN RECORDED TO:
Chestnutwood Trust #25156,
Pacific Spectrum, LLC as Trustee
26940 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Forward Tax Statements to Address Above

TS #: 21001784-1 CA

Order #: 1941668CAD

TRUSTEE'S DEED UPON SALE

A.P.N.: 939-941-76

Transfer Tax: \$ 642.95

"THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3"

The Grantee Herein **WAS NOT** the Foreclosing Beneficiary
The Amount of The Unpaid Debt was: **\$116,729.39**
The Amount Paid by the Grantee was: **\$584,100.00**
Said Property is in the City of **LAKE FOREST** County of **Orange**

"This document filed for record by Lawyers Title as an accommodation only. It has not been examined as to its execution or as to its effect upon the title."

5890520001
LTC 00025839

ZBS Law, LLP, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to **Chestnutwood Trust #25156, Pacific Spectrum, LLC as Trustee** (herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **Orange**, State of **CALIFORNIA**, described as follows:

A Condominium comprised of:

Parcel A:

An undivided one-nineteenth 1/19th interest in and to Lot(s) 4 of Tract No. 11388, in the City of Lake Forest, County of Orange, State of California, as per Map recorded in Book 508 Page(s) 44 and 45 of Miscellaneous Maps, in the Office of the County Recorder of said County.

Excepting therefrom Units 44 to 62, inclusive, shown and described on the Condominium Plan recorded October 20, 1983 as Instrument No. 83-463339, Official Records of said Orange County, California.

Except therefrom all oil, gas, minerals and other hydrocarbon substances in and under said land lying below a depth of 500 feet from the surface thereof, but with no right of surface entry, as provided in Deed(s) of Record.

Parcel B:

Unit 46, shown and defined on the above mentioned Condominium Plan.

Property Address: **25156 CHESTNUTWOOD, LAKE FOREST, CA 92630**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **RHONDA MURPHY, AN UNMARRIED WOMAN** as Trustor, dated **6/10/1998** of the Official Records in the office of the Recorder of **Orange**, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on **6/15/1998**, as Instrument No. **19980373944** of Official Records of **Orange County, California**;