

1709 W 145th St



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3 bd | 1 ba | 1,057 sqft

1709 W 145th St, Compton, CA 90220

Sold: \$400,000 | Sold on 10/15/19 | Zestimate®: **\$604,800**

Est. refi payment: \$2,067/mo [Refinance your loan](#)

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Home value



Zestimate

\$604,800



Zestimate range

\$575,000 - \$635,000



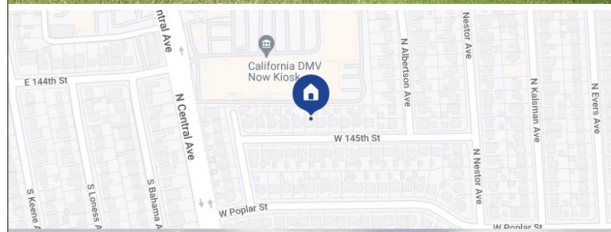
Last 30-day change

+\$19,000 (+3.2%)



Zestimate per sqft

\$572



RECORDING REQUESTED BY:

Breckenridge

USA-NTC

AND WHEN RECORDED TO:

Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd., Ste. 100
Redondo Beach, CA 90278
Forward Tax Statements to
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd., Ste. 100
Redondo Beach, CA 90278

2022-79 #17

SPACE ABOVE LINE FOR RECORDER'S USE

TS # 21-25685

INVESTOR #: 44-44-6-3749874

TITLE ORDER # 1992857CAD

APN #: 6143-002-047

THIS DOCUMENT IS FILED FOR RECORD
BY USA NATIONAL TITLE AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO
ITS EFFECT UPON THE TITLE.

TRUSTEE'S DEED UPON SALE

APN 6143-002-047

TRANSFER TAX: \$503.80

The Grantee Herein Was Not The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was \$439,980.53

The Amount Paid By The Grantee Was \$458,000.00

Said Property Is In The City Of Compton, County of Los Angeles

Carrington Foreclosure Services, LLC, 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

Breckenridge Property Fund 2016, LLC

(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 Los Angeles, State of California, described as follows:

Lot 166 of Tract No. 16630, in the City of Compton, County of Los Angeles, State of California, as per Map recorded in Book 431, Pages 43 to 45 of Maps, in the Office of the County Recorder of said County.

Except all oil, gas, minerals and other hydrocarbon substances below a depth of 100 feet, without the right of surface entry as provided for in Deeds of Record.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by IRVIN DAVIS, A SINGLE MAN as Trustor, dated 10/2/2019 of the Official Records in the office of the Recorder of Los Angeles, 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 10/15/2019, instrument number 20191092288 (or Book, Page) of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.