

1712 TRUMAN CIR

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OFF MARKET

1712 Truman Cir, Placentia, CA 92870

\$785,031

Redfin Estimate

2

Beds

2.5

Baths

1,404

Sq Ft



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RECORDING REQUESTED BY:
SAME AS BELOW
AND WHEN RECORDED MAIL TO:
S.B.S. Lien Services
31194 La Baya Drive, Suite 106
Westlake Village, California 91362

Title No.: 2034499CAD A.P.N.: 341-122-15 T.S. No.: 2021-1967 ✓
SPACE ABOVE LINE FOR RECORDER'S USE

**CERTIFICATE OF FORECLOSURE SALE SUBJECT TO REDEMPTION
(Assessment Lien - Civil Code § 5715 (b))**

The undersigned trustee declares:

- 1) The successful bidder at the foreclosure sale was not the foreclosing homeowner's association.
- 2) The amount of the unpaid debt together with costs was: **\$11,016.22**
- 3) The amount paid by the successful bidder at the trustee sale was: **\$142,000.00**
- 4) Said Property is located in the City of Placentia, County of Orange

And **S.B.S. Lien Services**, (herein called Trustee), as the duly appointed Trustee under the Notice of Delinquent Assessment hereinafter described, held a public foreclosure auction, subject to redemption, but without covenant or warranty, express or implied, that certain property situated in the County of **Orange**, State of **California**, commonly known as: **1712 TRUMAN CIRCLE, PLACENTIA CA 92870**

And legally described as follows:

Parcel 1: Lot 15 of Tract No. 11584, as shown on a Map recorded in Book 514 Pages 29 to 33 inclusive of Miscellaneous Maps, Records of Orange County, California.

Excepting from Lots 1 to 50 inclusive of said Tract 11584 and from a portion of Lots 51 52, 68, 78 and 79 all oil, gas, minerals, and other hydrocarbon substances lying in and under said Lots, as reserved in the Deed from Ernest Danker and wife, recorded February 2, 1978 in Book 12553 Page 423, of Official Records.

Also excepting from the remainder of said Tract, all oil, gas, minerals and hydrocarbon substances lying below a depth of 500 feet, as reserved in the Deed from Arthur J. Van De Putte and wife, recorded February 17, 1977 in Book 12073 Page 1910 of Official Records.

Parcel 2: A non-exclusive easement for ingress and egress over Lot J of Tract No. 11584 as shown on a Map recorded in Book 514 Pages 29 to 33 inclusive of Miscellaneous Maps, Records of Orange County, California, said Lot J being those certain private streets shown on said Tract No. 11584, as "Coolidge Lane, Hoover Place, Truman Circle, Eisenhower Way and Roosevelt Street".

RECITALS:

This foreclosure sale is subject to a ninety-day right of redemption from the date of foreclosure auction and was pursuant to the powers granted to PLACENTIA KNOLLS WEST HOMEOWNERS ASSOCIATION and conferred upon an appointed trustee by the provisions of the Declaration of Covenants, Conditions, and Restrictions recorded on 1/13/1984 as document no. 84-018760 book no. page of Official Records in the Office of the Recorder of **Orange County, California** and pursuant to California Civil Code Sections 5650, 5700 and 2924 et. seq. and that certain Notice of Delinquent Assessment dated 5/27/2021 and recorded on 5/27/2021 as document no. 2021000349348 book page of Official Records in the office of the Recorder of **Orange County, State of California**, after fulfillment of the conditions specified in California law, the above-described Declaration and said Notice of Delinquent Assessment authorizing foreclosure sale.