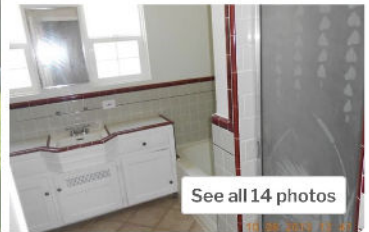


2100 W 96th St



2100 W 96th St, Los Angeles, CA 90047

\$805,685 **3** **2** **1,795**
Redfin Estimate Beds Baths Sq Ft



Off Market

This home last sold for \$560,000 on Feb 12, 2020.

About This Home

Is this your home?

Track this home's value and nearby sales activity

I own 2100 W 96th St

Get a hassle-free cash offer. No repairs, showings or uncertainty. **1**

Offer estimate* from

RECORDING REQUESTED BY:
California TD Specialists
Attn: Teri Snyder

AND WHEN RECORDED TO:
AND MAIL TAX STATEMENT TO:
CDEF Investment LLC
10505 Valley Blvd Ste 346
El Monte, CA 91731
Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDERS USE

TS #: 85648-
Loan #: 399291708

Order #: 3SS2S231

TRUSTEE'S DEED UPON SALE

A.P.N.: 6057-007-056

Transfer Tax: 713.9

City: \$2920.50

The Grantee herein was not the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$553,783.64
The Amount Paid by the Grantee was \$649,000.00
Said Property is in the City of LOS ANGELES, County of Los Angeles

CALIFORNIA TD SPECIALISTS, AS TRUSTEE, 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

CDEF Investment 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 128, OF TRACT NO. 62284, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 274 PAGE(S) 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **RAMON DENT, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** as Trustor, dated **2/7/2020** 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 **2/12/2020**, instrument number **20200173440**, Book N/A, Page N/A 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.

Forward Tax Statements to the address given above

COI



30640



TS#008

Trustee's Deed Upon Sale (2A)

193089