

# 344 SANTA BARBARA ST



Zillow

Home Facts

**\$798,000** 4 br, 2 ba | 1,719 sq ft

2-4 Carra Drive St. Francisco, CA 94301

• **Price** - 7% below \$1,000,000

100 days on Zillow | **OPEN HOUSE**

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4 bedrooms, 2 bathrooms, 1,719 sq ft

Single family home

Built in 1991

Central

Walk-in closets

Attached garage space

Hardwood

Open concept

100 days on Zillow



**Recording Requested By:**  
 FLOURISHING STAR USA LLC

**When Recorded Mail to and Mail Tax Statement to:**  
 FLOURISHING STAR USA LLC  
 2967 BLUEGRASS LN  
 FULLERTON, CA 92835  
 APN #: 339-422-12  
**Property Address:**  
 344 SANTA BARBARA ST  
 PLACENTIA, CA 92870-5837

~~222581006~~

Space above this line for Recorder's use only

Trustee Sale No. : 00000009237173 Title Order No. : 210262189

**TRUSTEE DEED UPON SALE**

The undersigned grantor declares:

- 1) The Grantee herein WAS NOT the foreclosing beneficiary
- 2) The amount of the unpaid debt together with cost was **\$415,566.21**
- 3) The amount paid by the grantee at the trustee sale was **\$640,000.00**
- 4) The documentary transfer tax is **\$ 704.00**
- 5) Said property is in the city of **PLACENTIA**

**BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP**, as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to:

**FLOURISHING STAR USA LLC**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Orange, State of California, described as follows:

LOT 39 OF TRACT NO. 7322, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AM PAR MAR RECORDED IN BOOK 286, PAGES 31, 32 AND 33 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM: ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE, AS EXCEPTED OR RESERVED IN INSTRUMENTS OF RECORD.

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **09/24/2007** and executed by **DAVID L GONZALEZ AND GRACIELA GONZALEZ, HUSBAND AND WIFE** Trustor(s), and **Recorded on 09/28/2007 as Instrument No. 2007000590230** of official records of Orange County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on **02/10/2022**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$640,000.00** in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the Time of said Trustee's Sale.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**