

# 3523 Monterey Rd



Zillow

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**\$760,000** 4 bd | 2 ba | 1,078 sqft

Price cut: \$10K (11/3)

3523 Monterey Rd, Los Angeles, CA 90032

For sale Zestimate®: \$836,400

Est. payment: \$4,346/mo Get pre-qualified

Request a tour  
as early as today at 11:00 am

Contact agent

Overview Facts and features Neighborhood Nearby school >

Likely to sell faster than 92% nearby.  
Schedule a tour

Single family residence

Built in 1947

No data

Wall/window unit(s)

1 Attached garage space

5,099 sqft

\$705 price/sqft

2.000% buyers agency fee

Recording Requested By:  
L & JP INVESTMENT LLC

When Recorded Mail to and Mail Tax Statement to:  
L & JP INVESTMENT LLC  
2967 BLUEGRASS LN  
FULLERTON, CA 92835  
APN #: 5305-005-015  
Property Address:  
3523 MONTEREY ROAD  
LOS ANGELES, CA 90032

00000007286941

Space above this line for Recorder's use only

Trustee Sale No. : 00000007286941 Title Order No. : 180009158

**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 \$376,392.97
- 3) The amount paid by the grantee at the trustee sale was \$581,000.00
- 4) The documentary transfer tax is \$2614.50 city transfer tax
- 5) Said property is in the city of LOS ANGELES \$ 639.10 county transfer tax

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:

**L & JP INVESTMENT LLC**

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

LOT 28 OF TRACT NO. 2245, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 26 PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**RECITALS:**

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 05/04/2007 and executed by CIPRIANO DELGADO AND MARIA TERESA DELGADO, HUSBAND AND WIFE AS JOINT TENANTS Trustor(s), and Recorded on 05/16/2007 as Instrument No. 20071188576 of official records of Los Angeles 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 \$581,000.00 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**