

6840 Penfield Ave



Zillow

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\$749,900 3 bd | 2 ba | 1,458 sqft

6840 Penfield Ave, Winnetka, CA 91306

● For sale | Zestimate®: **\$750,100**

Est. payment: \$4,383/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 99% nearby.
Schedule a tour

🏠 Single family residence

📅 Built in 1949

🔧 Central

❄️ Central air

P 1 Attached garage space

👤 6,752 sqft

💰 \$514 price/sqft

📄 2.500% buyers agency fee

Recording Requested

By Mail ^{USA-NTC} txs to

WHEN RECORDED MAIL TO:
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd
Suite 100
Redondo Beach, CA 90278

TRA# 00016
Trust No. 094448-CA
Parcel No. 2135-026-003
Property Address: 6840 PENFIELD AVE
LOS ANGELES, CA 91306

MAIL TAX STATEMENT TO:

Same as above

Space Above This Line For Recorder

City of Los Angeles
Documentary Transfer Tax \$760.10 / \$3,109.50
The Grantee Herein was not the Foreclosing Beneficiary.

consideration \$691,000.00
unpaid debt \$376,123.63
 Computed on the consideration or value of property conveyed.
 Computed on the consideration of value less liens or encumbrances remaining at time of sale.

The undersigned declare under penalty of perjury

Monica Chavez
Signature of Declarant or Agent
APN 2135-026-003

Monica Chavez

2022-69

#44

TRUSTEE'S DEED UPON SALE

CLEAR RECON CORP (herein called trustee) does hereby grant and convey, but without covenant or warranty, express or implied to Breckenridge Property Fund 2016, LLC (herein called Grantee) the real property in the county of Los Angeles, State of California described as follows:

LOT 28 OF TRACT NO. 15715, AS PER MAP RECORDED IN BOOK 341, PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

The street address and other common designation, if any, of the real property described above is purported to be: 6840 PENFIELD AVE, LOS ANGELES, CA 91306

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by SUZANNE JOYCE KALETA, AN UNMARRIED WOMAN as Trustor, recorded 2/26/2009, as Instrument No. 20090272752, of official Records in the Office of the Recorder of Los Angeles County, California; and pursuant to the Notice of Default recorded 9/2/2021, as