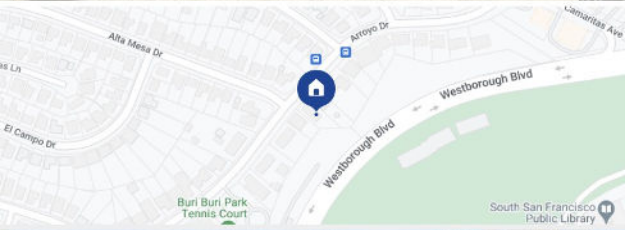


# 127 Arroyo Dr



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5 bd | 4 ba | 3,230 sqft

127 Arroyo Dr, South San Francisco, CA 94080

**Sold: \$1,550,000** | Sold on 06/24/22 | Zestimate®: **\$1,884,100**

Est. refi payment: \$8,834/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)



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## Home value



Zestimate range

**\$1.66M - \$2.11M**



**2022-047609**

10:08 am 06/13/22 TD Fee: 40.00

Count of Pages 3 SS

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:

*New Hope Charity*  
AND WHEN RECORDED TO:  
New Hope Charity  
8252 Kingsdale Dr.  
Huntington Beach, CA 92646



Forward Tax Statements to Address Above

TS #: 21000957-1 CA

Order #: 1000700CAL

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 010-370-260

Transfer Tax: \$ 347.60

"THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3"

The Grantee Herein **WAS NOT** the Foreclosing Beneficiary

The Amount of The Unpaid Debt was: **\$302,177.21**

The Amount Paid by the Grantee was: **\$315,600.00**

Said Property is in the City of **SOUTH SAN FRANCISCO** County of **San Mateo**

**ZBS Law, LLP**, 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 **New Hope Charity** (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 **San Mateo**, State of **CALIFORNIA**, described as follows:

**AS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"**

Property Address: **127 ARROYO DR, SOUTH SAN FRANCISCO, CA 94080-3154**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **RANDEL L DE GUZMAN, AND LIEZL R DE GUZMAN, HUSBAND AND WIFE AS JOINT TENANTS** as Trustor, dated **10/16/2006** of the Official Records in the office of the Recorder of **San Mateo**, 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 **10/20/2006**, as Instrument No. **2006-158730** of Official Records of **San Mateo** County, **California**;