

# 2037 Woods Ave



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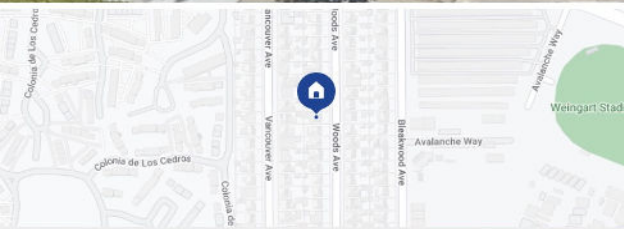
3 bd | 1 ba | 1,137 sqft

2037 Woods Ave, Monterey Park, CA 91754

**Sold: \$570,000** | Sold on 05/23/22 | Zestimate®: **\$750,600**

Est. refi payment: \$3,213/mo [Refinance your loan](#)

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



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## Home value



Zestimate range

**\$691,000 - \$818,000**



RECORDING REQUESTED BY **USA-NTC**  
**C&H TRUST DEED SERVICE**  
AND WHEN RECORDED MAIL TO  
**BRECKENRIDGE PROPERTY FUND 2016**  
**2015 MANHATTAN BEACH BLVD., STE 100**  
**REDONDO BEACH, CA 90278**

Order No. LTC 05944686 **#50** SPACE ABOVE THIS LINE FOR RECORDER'S USE  
Trustee's Sale No. 21-100218/ SWEET

**2022-115 TRUSTEE'S DEED UPON SALE**

APN No. 5251-005-015

The undersigned grantor declares:

- 1) The grantee **WAS NOT** the recording beneficiary
- 2) The amount of the unpaid debt together with costs was .... \$519,226.34
- 3) The amount paid by the grantor at the Trustee's Sale was . \$570,000.00
- 4) The documentary transfer tax is ..... \$ **627.00**
- 5) Said property is in the City of **MONTEREY PARK**

C&H Trust Deed Service (herein called "Trustee"), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, without warranty express or implied, to

**BRECKENRIDGE PROPERTY FUND 2016, LLC**

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

**LOT 63 OF TRACT 16247, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY**

SITUS: **2037 WOODS AVENUE**  
**MONTEREY PARK, CALIFORNIA**

RECTIFY:

This conveyance is made under the powers conferred on the Trustee by the Deed of Trust dated **06/17/2020** and executed by **SWEET & SPICY TIME ENTERPRISES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY** as Trustor(s), and recorded on **06/25/2020** as Instrument number **2020-0694487** in Book **xxx**, Page **xxx** of Official Records of **LOS ANGELES** County, California, and after appointment and substitution of the Trustee under the Deed of Trust by an Instrument(s) recorded on **01/12/2022** as Instrument number(s) **2022-0049280**, in Book **xxx** and Page **xxx** of Official Records of **LOS ANGELES** County, California, and after fulfillment of the conditions specified in said Deed of Trust and compliance in all respects with the Laws of the State of California authorizing this conveyance.

**THIS DOCUMENT IS FILED FOR RECORD BY USA NATIONAL TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.**