

2185 Esplanade, Chico

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Are you selling or buying?

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By proceeding, you consent to receive calls and texts at the number you provided, including marketing by autodialer and prerecorded and artificial voice, and email, from realtor.com and other about your inquiry and other home-related matters, but not as a condition of any purchase; this applies regardless of whether you check, or leave un-checked, any box above. [More...](#)

How much home can you afford?

Off Market

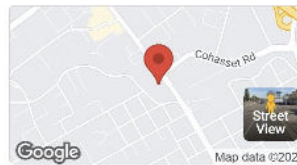
Interested in selling your home?

Estimated home value*

\$1,536,300

See your selling options

*Estimation is calculated based on tax assessment records, recent sale prices of comparable properties, and other factors.



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Sales Document



2022-0017165

RECORDING REQUESTED BY
 Mid Valley Title and Escrow Company
 Foreclosure No. 6205470
 Order No.
 Loan No.

Recorded	REC FEE	18.00
Official Records		
County of	MONUMENT PRESE	10.00
Butte		
CANDACE J. GRUBBS		
County Clerk-Recorder		
	MZ	
08:06AM 16-May-2022	Page 1 of 2	

WHEN RECORDED MAIL TO:
 Red Lion West, LLC
 PO Box 4724
 Chico, CA 95928
 APN#006-120-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
 SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$00.00
 Grantee was the foreclosing beneficiary.
 Consideration paid at the sale was: **\$711,828.60**;
 The unpaid debt was: **\$741,828.60**;
 Computed on the consideration or value of property conveyed;
 OR
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.

The undersigned declares under penalty of perjury
 Signature of Declarant or Agent

TRUSTEE'S DEED UPON SALE

MID VALLEY TITLE AND ESCROW COMPANY, a Corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to:
RED LION WEST, LLC, A California limited liability company
 (herein called Grantee) the real property in the County of Butte, State of California, described as follows:
THE REAL PROPERTY AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 Edward F. Niderost, trustee of The Edward F. Niderost Revocable Living Trust, dated November 8, 1988, as Trustor, recorded February 28, 2020, as Instrument No. 2020-0009601, of Official Records in the Office of the Recorder of Butte County, California; and pursuant to the Notice of Default recorded April 3, 2020, as Instrument No. 2020-0014315, of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by said Deed of Trust, including, among other things, as applicable, 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 or the posting of copies of the notice of sale or the publication of a copy thereof.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on March 30, 2022 to said Grantee, being the highest bidder therefor, for \$711,828.60 cash, lawful money of the United States.

Dated: May 12, 2022

MID VALLEY TITLE AND ESCROW COMPANY, a corporation
 as Trustee

By: Jennifer L. Mackall
 Jennifer L. Mackall, President