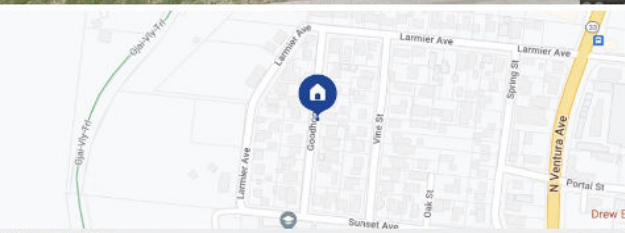


601 Good Hope St



[Edit](#) [Save](#) [Share](#) [More](#)

1 bd | 1.5 ba | 837 sqft

601 Goodhope St, Oak View, CA 93022

Sold: \$527,000 | Sold on 08/31/22 | Zestimate®: **\$542,100**

Est. refi payment: \$3,038/mo [Refinance your loan](#)

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

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Home value



Zestimate range

\$504,000 - \$585,000



RECORDING REQUESTED BY:
PROBER AND RAPHAEL, ALC

AND WHEN RECORDED TO:
BRECKENRDGE PROPERTY FUND 2016,
LLC
2015 MANHATTAN BEACH BLVD #100
REDONDO BEACH, CA 90278

Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: FHAR.278-247

Order #: DEF-280164

TRUSTEE'S DEED UPON SALE

A.P.N.: 061-0-122-065

Transfer Tax: \$423.50

The Grantee Herein **WAS NOT** the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$294,532.48
The Amount Paid by the Grantee was \$385,000.00
Said Property is in the City of **Unincorporated**, County of **Ventura**

PROBER AND RAPHAEL, ALC, 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

BRECKENRDGE PROPERTY FUND 2016, LLC

(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 **Ventura**, State of California, described as follows:

LOT 138 SUNSET TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 12, PAGES 50 TO 51, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT ALL MINERAL, OIL, GAS AND OR OTHER HYDROCARBON SUBSTANCES LYING OR FLOWING BENEATH THE SURFACE OF SAID LAND AND THE RIGHT TO ENTER AND REMOVE THE SAME, SUBJECT TO CERTAIN PROVISIONS AND ROYALTIES, AS RESERVED BY RICKER R. NIDEFFER AND RUTH F. NIDEFFER IN DEED RECORDED AUGUST 21, 1945, IN BOOK 727, PAGE 281 OF OFFICIAL RECORDS.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Mary Lou Quail, A SINGLE WOMAN**, was the original Trustor, **RECONTRUST COMPANY, N.A.**, was the original Trustee, and **COUNTRYWIDE BANK, FSB**, was the original Beneficiary under that certain Deed of Trust dated 7/2/2007 and recorded on 7/10/2007, instrument number 20070710-00135763-0, Book N/A, Page N/A of the Official Records in the office of the Recorder of **Ventura**, California and 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 10/22/2021, instrument number 20211022-00192423-0, Book , Page of official records. Trustee having complied with all