

6628 Etiwanda Ave



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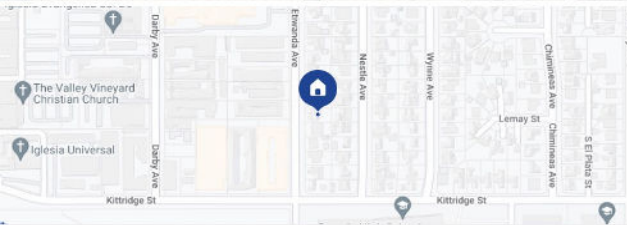
3 bd | 2 ba | 1,379 sqft

6628 Etiwanda Ave, Reseda, CA 91335

Sold: \$150,000 | Sold on 05/11/22 | Zestimate®: **\$741,000**

Est. refi payment: \$881/mo [Refinance your loan](#)

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



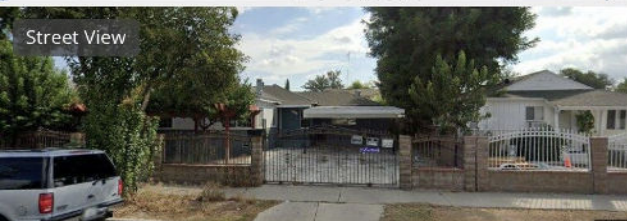
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Home value



Zestimate range

\$645,000 - \$837,000



RECORDING REQUESTED BY:
California TD Specialists

AND WHEN RECORDED TO:
AND MAIL TAX STATEMENT TO:
UNITED ASSET MANAGEMENT, LLC
18682 BEACH BLVD, STE 250
HUNTINGTON BEACH, CA 92648
Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: 85635
Loan #: 916006312

Order #: 1974085cad

TRUSTEE'S DEED UPON SALE

A.P.N.: 2125-018-006

Transfer Tax: \$0.00

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

The Grantee Herein was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$279,740.24

The Amount Paid by the Grantee was \$150,000.00

Said Property is in the City of RESEDA, County of Los Angeles

CALIFORNIA TD SPECIALISTS, 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

UNITED ASSET MANAGEMENT, 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 Los Angeles, State of California, described as follows:

Lot 6, of Tract No. 16634 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 378 Page(s) 19 and 20 of Maps, in the Office of the County Recorder of said County.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by MARGARITA LOPEZ DE CRUZ, A SINGLE WOMAN as Trustor, dated 11/13/2006 of the Official Records in the office of the Recorder of Los Angeles, 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 11/27/2006, instrument number 06 2606206, Book N/A, Page N/A of official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

Forward Tax Statements to the address given above

ACCOMMODATION
This Document delivered to Recorder
as an accommodation only at the
Express request of the parties hereto.
It has not been examined as to
its effect or validity



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78-TDUS

Trustee's Deed Upon Sale (20)

01/05