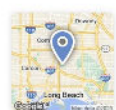


82 W Arbor St Long Beach



82 W Arbor St, Long Beach, CA 90805
\$590,709
Redfin Estimate
2 Beds
— Baths
874 Sq Ft



Is this your home?
Track this home's value and nearby sales activity

I own 82 W Arbor St

Get a Redfin Home Sales Advisor's opinion on your home's value and the state of the Long Beach market.

USA National Title
RECORDING REQUESTED BY:

Breckenridge
Mail Box to
AND WHEN RECORDED MAIL TO:
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA 90278

Forward Tax Statements to
the address given above

2022-38

LS #: 21-5066

SPACES ABOVE LINES FOR RECORDERS USE

TRUSTEE'S DEED UPON SALE

A.F.N.: 7133 031-033

Transfer Tax: \$ 470.25

The Grantee Herein was not the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$354,130.90
The Amount Paid by the Grantee was \$427,500.00
Said Property is in the City of LONG BEACH, County of Los Angeles

Prestige Default Services, LLC, 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

Breckenridge 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 Los Angeles, State of California, described as follows:

PARCEL 124, IN THE CITY OF LONG BEACH, AS SHOWN ON LICENSED SURVEYORS MAP FILED IN BOOK 12, PAGE 43 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY IS ALSO COMMONLY KNOWN AS 82 WEST ARBOR STREET, LONG BEACH, CA 90805

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by ROSEANNE SMITH, A SINGLE WOMAN as Trustor, dated 7/21/2019 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 7/25/2019, instrument number 20190730107, 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.

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.