

Judicial Notice Exhibit 17

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

CANJIAN HOU
19709 CALLE LASUEN
WALNUT, CA 91789

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



24.00

2025000040781 8:27 am 01/30/25

48 414A T09 5 15

204.60 204.60 0.00 0.00 12.00 0.00 0.000.000.00 0.00

APN: 141-513-55

TS No: CA13000044-22-2

TO No: 240282878

TRUSTEE'S DEED UPON SALE

A copy of the affidavit or declaration pursuant to Code of Civil Procedure section 2015.5 delivered to the trustee by the high bidder and grantee herein is attached hereto as Exhibit "B" and incorporated herein as if set forth in full. Said 1 page affidavit or declaration is required to be attached as an exhibit to the trustee's deed and recorded pursuant to Civil Code section 2924m(d).

The undersigned Grantor, under penalty of perjury, declares:

- 1) The Grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: \$62,523.24
- 3) The amount paid by the Grantee at the trustee sale was: \$371,688.00
- 4) The documentary transfer tax is: \$409.20 ✓
- 5) Said property is in the city of: COSTA MESA ✓
- 6) A.P.N. 141-513-55

and MTC Financial Inc. dba Trustee Corps, herein called "Trustee", as Trustee (or as Successor Trustee) of the Deed of Trust hereinafter described, hereby grants and conveys, but without covenant or warranty, express or implied, to CANJIAN HOU, herein called "Grantee", the real property in the County of Orange, State of California, described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This deed is made pursuant to the authority and powers given to Trustee (or to Successor Trustee) by law and by that certain Deed of Trust dated October 30, 2006, made to ADAM BEREKI, SINGLE MAN and recorded on December 14, 2006, as Instrument No. 2006000838019 of Official Records in the office of the Recorder of Orange County, CA, Trustee (or Successor Trustee) having complied with all applicable statutory provisions and having performed all of his duties under the said Deed of Trust.

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All requirements of law and of said Deed of Trust relating to this sale and to notice thereof having been complied with. Pursuant to the Notice of Trustee's Sale, the above described property was sold by Trustee (or Successor Trustee) at public auction on November 18, 2024 at the place specified in said Notice, to Grantee who was the highest bidder therefore, for \$371,688.00, in lawful money of the United States, which has been paid.

Dated: 1-22-25

MTC Financial Inc. dba Trustee Corps



By: Bernardo Sotelo, Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

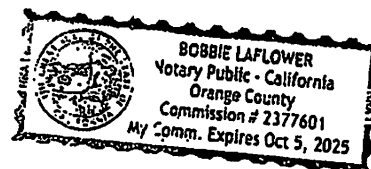
County of ORANGE

On 1-22-25 before me, Bobbie LaFlower, a Notary Public, personally appeared BERNARDO SOTELO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature



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EXHIBIT "A"

LOT 55 OF TRACT NO 15211, AS SHOWN ON A MAP RECORDED IN BOOK 733, PAGES 33 TO 37 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE-HALF OF ALL OIL AND MINERALS, BUT WITHOUT THE RIGHT OF ENTRY, AS RESERVED BY ETTA C. DAVIES, A WIDOW, IN DEED RECORDED JUNE 1, 1959 IN BOOK 4737, PAGE 511 OF OFFICIAL RECORDS.

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EXHIBIT "B"

This 1 page affidavit/declaration, hereto attached as Exhibit "B", pursuant to Code of Civil Procedure section 2015.5 is required to be attached as an exhibit to the Trustee's Deed Upon Sale for recording pursuant to Civil Code section 2924m(d) and shall not be removed.

AFFIDAVIT OF ELIGIBLE BIDDER
(Cal. Civ. Code § 2924m)

State of California
County of Orange

TS #: CA13000044-22-2
Property: 818 SPIRIT, COSTA MESA, CA 92626

I, CANJIAN HOU, do hereby state and declare as follows:

1. I am a natural person and a prospective owner-occupant as defined in Section 2924m of California Civil Code.
2. I will occupy the property as my primary residence within 60 days of the trustee's deed being recorded, and I will maintain my occupancy for at least one year.
3. I am not any of the following:
 - a. The Mortgagor or trustor
 - b. The child, spouse, or parent of the mortgagor or trustor;
 - c. The grantor of a living trust that was named in the title to the property when the notice of default was recorded;
 - d. An employee, officer, or member of the mortgagor or trustor; or
 - e. A person with an ownership interest in the mortgagor, unless the mortgagor is a publicly traded company.
4. I am not acting as the agent of any other person or entity in purchasing the real property.
5. My current residence address is 19709 Calle Lasuen, Walnut CA 91789
6. My current phone # is (626)389-7124
7. My current email address is angushou0823@gmail.com

I declare under penalty of perjury under the laws of California that the foregoing is true and correct and that this declaration was executed in Riverside, California on December 30th, 2024.


CANJIAN HOU

THIS IS A CERTIFIED COPY OF THE
RECORD IF IT BEARS THE SEAL, AND
SIGNATURE OF THE ORANGE
COUNTY CLERK-RECORDER.

DATE: Feb 24, 2025

CERTIFICATION FEE: 6.00



COUNTY CLERK-RECORDER

Hugh Nguyen

ORANGE COUNTY
STATE OF CALIFORNIA