

PROPERTY DOCUMENT REVIEW

Socorro Garcia / Garcia Family Trust

Organized reference packet

Katrina property record • Current Notice of Default • \$400,000 Deed of Trust • Peach property profile

SECTION 1

5055 Katrina Place

Property / distress record summary

Fetch for records containing using criteria

FROM: TO: Send checked items to

RETRAN - Real Estate TRansaction Network Search Results - Found (5) record/s in 1.70 seconds [SHOW ALL](#) | [SHOW CHECKS](#)

COUNTY NOTICE DATE (TYPE)INSTRUMENT NO. TRUSTEE NO. [LAST STATUS]	ASSESSOR'S PARCEL NO. STREET CITY STATE, ZIP LOAN OWNER -- PHONE	LOAN AMOUNT -- EMV LOAN DATE DEFAULT AMOUNT AS OF -- LTV% MAX OFFER(%)	BEDS -- BATHS UNITS -- SQFT YR BUILT TYPE CODE	
1    	LA (retran code) 3/26/2024 (DF)24-00192328 RESCINDED ON 4/23/2024 132485-5 [DF]	3023-034-017 5055 Katrina Pl Palmdale CA, 93552 Socorro Garcia (Ttee)	\$375,000 -- 188,391 10/27/2023 \$405,364.00 3/25/2024 -- 199% \$88,544(47%)	3 + 2 1 + 1094 N/A Residential
2    	LA (retran code) 8/6/2024 (DF)24-00522747 132702-5 [TR CAN 02/07/2025]	3023-034-017 5055 Katrina Pl Palmdale CA, 93552 Socorro Garcia (Ttee)	\$375,000 -- 188,391 10/27/2023 \$448,814.00 8/5/2024 -- 199% \$88,544(47%)	3 + 2 1 + 1094 1987 Residential
3    	LA (retran code) 12/11/2024 (TR)24-00873728 132702-5 [TR CAN 02/07/2025]	3023-034-017 5055 Katrina Pl Palmdale CA, 93552 Socorro Garcia (Ttee)	\$375,000 -- 188,391 10/27/2023 \$448,814.00 8/5/2024 -- 199% \$88,544(47%)	3 + 2 1 + 1094 1987 Residential
4     	LA (retran code) 11/13/2025 (DF)25-00798806 RESCINDED ON 3/3/2026 2025-00001 [DF]	3023-034-017 5055 Katrina Pl Palmdale CA, 93552 Socorro Garcia (Ttee)	\$400,000 -- 188,391 1/21/2025 \$46,262.00 11/12/2025 -- 212% \$88,544(47%)	3 + 2 1 + 1094 1987 Residential
5    	LA (retran code) 8/5/2026 (DF)26-00579507 2026-00053 [DF]	3023-034-017 5055 Katrina Pl Palmdale CA, 93552 Socorro Garcia (Ttee)	\$400,000 -- 188,391 1/21/2025 \$26,390.00 7/29/2026 -- 212% \$88,544(47%)	3 + 2 1 + 1094 1987 Residential

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SECTION 2

Current Notice of Default

Recorded August 5, 2026

Para reflexionar...

Después de muchos años de ser propietaria de estas propiedades y de haber acumulado una cantidad considerable de plusvalía, ¿qué circunstancias llevaron a utilizar las dos propiedades como garantía para un solo préstamo que representaba aproximadamente la mitad de su valor combinado?

¿Qué esperaba lograr con este préstamo en ese momento?

This page is part of your document - DO NOT DISCARD



20260579507



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/05/26 AT 08:00AM

FEES:	40.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	115.00



LEADSHEET



202608050240038

00026812972



016261646

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

WFG National-Default Services

Ambas propiedades aparecen en este Aviso de Incumplimiento

WHEN RECORDED MAIL TO:

**United Trustee Solutions
1294 W. Jefferson blvd
Los Angeles, California 90007**

TS No.: **2026-00053**
2859913CAD

Loan No.: **5-23-37634**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: **3012-032-101 & 3023-034-017**

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION,

and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is **\$26,390.00** as of **7/29/2026**, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**JDCA Holdings, LLC A California limited liability company
C/O United Trustee Solutions**

Los números de parcela (APN) correspondientes a las propiedades de Katrina Place y Peach Drive aparecen juntos en este Aviso de Incumplimiento.

Esto indica que ambas propiedades forman parte de la garantía del préstamo que actualmente se encuentra en incumplimiento.

¿Estaba usted consciente de que este préstamo ponía en riesgo ambas propiedades?

Cuando recibió este préstamo, ¿entendía usted que un incumplimiento podría afectar a las dos propiedades?

Al 29 de julio de 2026, el monto indicado para poner el préstamo al corriente era de \$26,390

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

**1294 W. Jefferson blvd
Los Angeles, California 90007
Phone: (323) 641-0360**

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That **United Trustee Solutions** is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated **1/15/2025**, executed by **Socorro Garcia, Trustee of The Garcia Family Trust Under Declaration of Trust dated March 8, 2010, as Trustor**, as Trustor, to secure certain obligations in favor of **JDCA Holdings, LLC A California limited liability company**, as beneficiary, recorded **1/21/2025**, as Instrument No. **20250039349**, in Book , Page , of Official Records in the Office of the Recorder of **Los Angeles** County, California describing land therein as: As more fully described on said Deed of Trust.

Including one **NOTE(S) FOR THE ORIGINAL** sum of **\$400,000.00**, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

Installment of Principal and Interest plus impounds and/or advances which became due on 3/16/2026 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

See Attached Exhibit "A" for declaration of compliance with CCC 2923.5

Dated: 7/29/2026

United Trustee Solutions

BY: 

Sam Lee, Trustee Officer

Exhibit "A"
DECLARATION OF
BENEFICIARY PURSUANT TO
CIVIL CODE §2923.5(b)

Borrower(s): Socorro Garcia, Trustee of The Garcia Family Trust Under Declaration of Trust dated March 8, 2010, as Trustor,
Beneficiary: JDCA Holdings, LLC A California limited liability company
Property Address: 37634 Peach Dr, Palmdale, CA 93550 & 5055 Katrina Pl, Palmdale, CA 93552
T.S. Number.: 2026-00053

The undersigned, as an authorized agent or employee of the mortgage servicer or beneficiary named below, declares that:

1. ☒ The mortgage servicer or beneficiary has contacted the borrower pursuant to California Civil Code §2923.5(a)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
2. ☐ The mortgage servicer or beneficiary has exercised due diligence to contact the borrower pursuant to California Civil Code §2923.5(e) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3. ☐ No contact was required by the mortgage servicer or beneficiary because the individual(s) did not meet the definition of "borrower" pursuant to subdivision (c) of Section 2920.5.
4. ☐ The requirements of Cal. Civil Code § 2923.5 do not apply because the loan is not secured by a first lien mortgage or first deed of trust, is not secured against real property containing four or less dwelling units, is not the principal residence of the borrower and/or is not security for a loan made for personal family or household purposes (Business purpose loans are exempt) pursuant to California Civil Code §2924.15 (1) (A) or (1) (B).

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer or beneficiary has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Dated: 07/20/26

JDCA Holdings, LLC A California limited liability company ,
Beneficiary

By: Daniel Perhite
Authorized Signor for Beneficiary

Para considerar...

En este Aviso de Incumplimiento aparecen las dos propiedades:

37634 Peach Drive

5055 Katrina Place

La Declaración del Beneficiario también hace referencia a ambas propiedades.

¿El prestamista le ha ofrecido algún plan o acuerdo para poner el préstamo al corriente y resolver el incumplimiento?

Si se le ofreció alguna opción, ¿qué le explicaron sobre cómo afectaría a cada una de las dos propiedades?

SECTION 3

\$400,000 Deed of Trust

Recorded January 21, 2025 • Secured by both Palmdale properties

Este es el último préstamo registrado que incluye ambas propiedades como garantía.

This page is part of your document - DO NOT DISCARD



20250039349



Pages:
0013

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/21/25 AT 08:00AM

FEES:	84.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	234.00



LEADSHEET



202501210250003

00025169858



015100777

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

1500-2500703

RECORDING REQUESTED BY:
Prestige Escrow, Inc.
Order No. 1500-2500703
Escrow No. 203958-G1
Parcel No. 3012-032-101, 3023-034-017

AND WHEN RECORDED MAIL TO:
DANCO, INC.
2476 OVERLAND AVE #203
LOS ANGELES CA 90064

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 15th day of January, 2025, between

Socorro Garcia, Trustee of The Garcia Family Trust Under Declaration of Trust Dated March 8, 2010, as Trustee,

herein called TRUSTOR, whose address is 1013 South Brand Blvd, Glendale CA 91204

Danco Inc., a California Corporation herein called TRUSTEE, and

JBCA Holdings, LLC A California Limited Liability Company, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of PALMDALE, LOS ANGELES County, State of California, described as:

See attached Exhibit "A"

Due on Sale (Acceleration): If the Trustors shall sell, convey, or alienate said property or any part thereof, or any interest therein, or shall be divested of their title in any manner or way, whether voluntarily or involuntarily, any indebtedness or obligation secured hereby, irrespective of the maturity date express in any note evidencing the same, at the option of the holder hereof and without demand or notice, shall immediately become due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$400,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

INITIALS: SG

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

* 4245 1012311961

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	591	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	290	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4074	420	Tehama	401	289
Contra Costa	3978	87	* Los Angeles	T2055	499	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366
Del Norte	78	414	Madara	810	170	Pinger	895	201	Santa Clara	5356	91	Tulare	2294	275
El Dorado	568	486	Marina	1308	359	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626	572	Mariposa	77	292	Riverside	3605	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	325	Yolo	653	245
Humboldt	657	527				San Diego Series 2 Book 1967, Page 183087						Yuba	334	486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST, IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Socorro Garcia, Trustee of The Garcia Family Trust
Under Declaration of Trust Dated March 8, 2010

Socorro Garcia
By: Socorro Garcia, Trustee

Document Date: January 15, 2025

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 Los Angeles

} s.s.

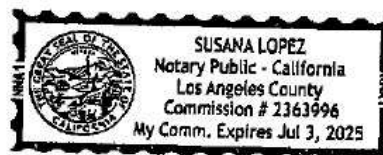
On 1/16/2025, before me, Susana Lopez, Notary Public, personally appeared Socorro Garcia, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

Signature

Sf (Seal)



INITIALS: SG

DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof; Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

- (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

- (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

- (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

- (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)

- (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.

- (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recording of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

- (12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original

INITIALS: *SG*

Parcel No. 3012-032-101, 3023-034-017

Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

INITIALS: SG

REQUEST FOR FULL RECONVEYANCE

To: Dainco, Inc A California Corporation, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Date: _____

By: _____

By: _____

Please mail Reconveyance to:

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both original documents must be delivered to the Trustee for cancellation before reconveyance will be made.

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 _____

} S.S.

On _____, before me, _____,
personally appeared _____

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.

Signature _____ (Seal)

INITIALS: SG

EXHIBIT A
Legal Description

For APN/Parcel ID(s): 3012-032-101

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO: 1

LOT 102 OF TRACT NO. 44892, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1084 PAGES 79 TO 85 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

For APN/Parcel ID(s): 3023-034-017

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO: 2.

LOT 8 OF TRACT NO. 43536, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1090, PAGE(S) 5-15, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRUE COPY CERTIFICATION

(Government Code 27361.7)

LOS ANGELES

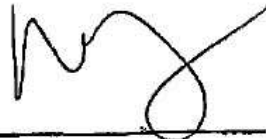
California

Place of Execution (City and State)

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

01/17/2025

Date

By: 

Signature of Declarant

MARTA BAUTISTA

Type or Print Name

RECORDING REQUESTED BY:
Prestige Escrow, Inc.
Order No. 1500-2500703
Escrow No. 203958-GI
Parcel No. 3012-032-101, 3023-034-017

AND WHEN RECORDED MAIL TO:
DANCO, INC.
2476 OVERLAND AVE #203
LOS ANGELES CA 90064

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 17th day of January, 2025, between

Socorro Garcia, Trustee of The Garcia Family Trust Under Declaration of Trust Dated March 8, 2010, as Trustee,

herein called TRUSTOR, whose address is 1013 South Brand Blvd, Glendale CA 91204

Danco Inc., a California Corporation herein called TRUSTEE, and

JDCA Holdings, LLC A California Limited Liability Company, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of PALMDALE, LOS ANGELES County, State of California, described as:

See attached Exhibit "A"

Due on Sale (Acceleration): If the Trustors shall sell, convey, or alienate said property or any part thereof, or any interest therein, or shall be divested of their title in any manner or way, whether voluntarily or involuntarily, any indebtedness or obligation secured hereby, irrespective of the maturity date express in any note evidencing the same, at the option of the holder hereof and without demand or notice, shall immediately become due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$400,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

INITIALS: _____

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Costa	3978	47	Los Angeles	T2055	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366
Del Norte	78	414	Madera	810	170	Placer	895	301	Santa Clara	5336	01	Tulare	2294	275
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626	572	Mariposa	77	292	Riverside	3005	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335	Yolo	653	245
Humboldt	657	527				San Diego Series 2 Book 1961, Page 183887						Yuba	334	486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Socorro Garcia, Trustee of The Garcia Family Trust
Under Declaration of Trust Dated March 8, 2010

By: Socorro Garcia, Trustee

Document Date: January 17, 2025

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 Los Angeles

} S.S.

On _____, before me, _____, personally appeared Socorro Garcia, 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.

Signature _____ (Seal)

INITIALS: _____

DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law, to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
- (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
- (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.
- (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.
- After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
- After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
- (12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original

INITIALS: _____

Parcel No. 3012-032-101, 3023-034-017

Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

INITIALS: _____

REQUEST FOR FULL RECONVEYANCE

To: Danco, Inc A California Corporation, **Trustee**

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Date: _____

By: _____

By: _____

Please mail Reconveyance to:

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both original documents must be delivered to the Trustee for cancellation before reconveyance will be made.

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 } S.S.
COUNTY OF _____

On _____, before me, _____,
personally appeared _____

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.

Signature _____ (Seal)

INITIALS: _____

SECTION 4

37634 Peach Drive

Property profile

**Prepared For :**

Jose Reyes
teamreyesre@gmail.com

**Provided By :**

Lombardi, Lisa
11811 South St.
Cerritos, CA 90703
Report Date: 09/23/2026 05:09 AM

**Subject Property :**

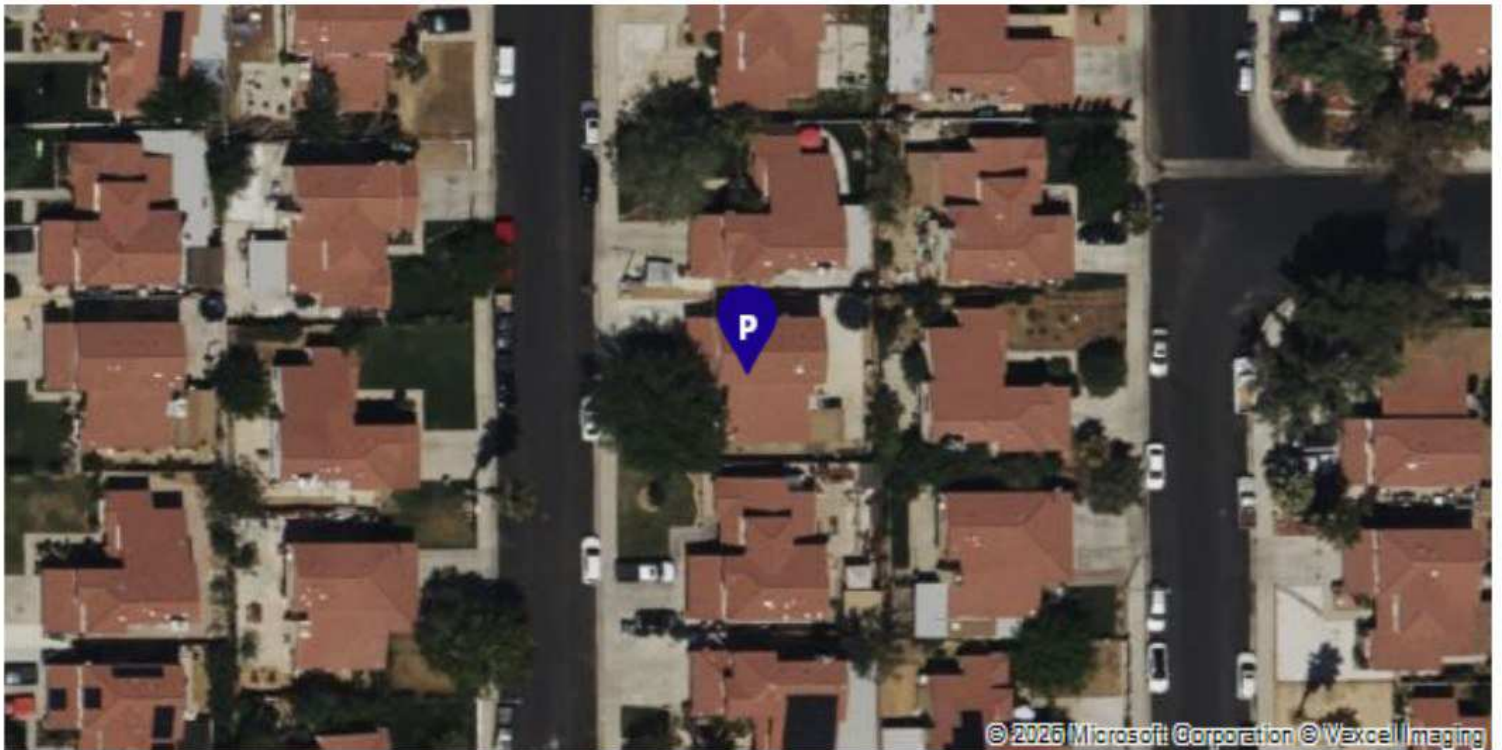
37634 PEACH DR
PALMDALE, CA 93550-7709

Included Reports

- Profile Cover Sheet
- Aerial Map
- Property Photo
- Property Overview
- Property History Summary
- Property History Detail
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Plat Map

AERIAL MAP

37634 PEACH DR, PALMDALE, CA 93550-7709



PROPERTY PHOTO

37634 PEACH DR, PALMDALE, CA 93550-7709



PROPERTY OVERVIEW
37634 PEACH DR, PALMDALE, CA 93550-7709
Owner and Geographic Information

Primary Owner:
GARCIA SOCORRO

Secondary Owner:
GARCIA FAMILY TRUST

Site Address:
37634 PEACH DR, PALMDALE, CA 93550-7709

Mail Address:
801 N CENTRAL AVE, GLENDALE, CA 91203-1230

APN: 3012-032-101

Lot Number: 102 **Page / Grid:** 4286/D2

Housing Tract Number: 44892

Legal Description: **Lot Code:** 102

Tract Number: 44892

Legal Brief Description: LOT:102 TR#:44892 TR=44892 LOT 102

Property Details

Bedrooms:	4	Year Built:	1988	Square Feet:	1346
Bathrooms:	3	Garage:	/ 0	Lot Size:	4510 SF
Total Rooms:		Fireplace:		Number of Units:	0
Zoning:	PDR1*	Pool:		Use Code:	Single Family Residential

Sale Information

Transfer Date: 04/30/2009

Seller: DEUTSCHE BANK NATIONAL TRUST COMPANY; JPMORGAN CHASE BANK

Transfer Value: \$95,000.00

Document#: [09-0636430](#)
Cost/Sq Feet: 70

Assessment and Taxes


Assessed Value:	\$122,317.00	Percent Improvement:	80.01%	Homeowner Exemption:	
Land Value:	\$24,456.00	Tax Amount:	\$2,754.01	Tax Rate Area:	6-747
Improvement Value:	\$97,861.00	Tax Status:	Delinquent	Tax Account ID:	
Market Improvement Value:		Market Land Value:		Tax Year:	2025
Market Value:					
County Tax Site Url:	https://vcheck.ttc.lacounty.gov/				

PROPERTY HISTORY SUMMARY
37634 PEACH DR, PALMDALE, CA 93550-7709

Recording Date	Document Type	Document Description	Sale Price/Loan Amount	Document Number	Buyer/Borrower	Seller
08/05/2026	Notice of Default	Foreclosure Record - 08/05/2026		26-0579507		
03/03/2026	Notice of Rescission	Foreclosure Record - 03/03/2026		26-0147437		
11/13/2025	Notice of Default	Foreclosure Record - 11/13/2025		25-0798806		
01/31/2025	RELEASE of Multiple Loans	Release Record - 01/31/2025		25-0065609	SOCORRO GARCIA TRUSTEE OF THE GARCIA FAMILY TRUST UNDER DECLARATION OF TRUST DATED MARCH 8 2010	
01/21/2025	Commercial Loan	Mortgage Record - 01/21/2025	\$400,000.00	25-0039349	GARCIA, SOCORRO; THE GARCIA FAMILY TRUST	
12/11/2024	Notice of Sale	Foreclosure Record - 12/11/2024		24-0873728		
11/30/2023	Substitution of Trustee and Full Reconveyance	Release Record - 11/30/2023		23-0828888	SOCORRO GARCIA TRUSTEE OF HE GARCIA FAMILY TRUST UNDER DECLARATION OF TRUST DATED MARCH 8 2010	
10/27/2023	Commercial Loan	Mortgage Record - 10/27/2023	\$375,000.00	23-0738823	GARCIA, SOCORRO; GARCIA FAMILY TRUST	
02/23/2023	Assignment of Mortgage	Assignment Record - 02/23/2023		23-0116299		
10/27/2022	Commercial Loan	Mortgage Record - 10/27/2022	\$325,000.00	22-1022172	GARCIA, SOCORRO; GARCIA FAMILY TRUST	
07/08/2013	Intra-family Transfer or Dissolution	Transfer Record - 07/08/2013	\$0.00	13-0997385	GARCIA, BENJAMIN R; GARCIA, SOCORRO	GARCIA, BENJAMIN R; GARCIA, SOCORRO
04/30/2009	Grant Deed	Transfer Record - 04/30/2009	\$95,000.00	09-0636430	GARCIA, BENJAMIN R; GARCIA, SOCORRO	DEUTSCHE BANK NATIONAL TRUST COMPANY; JPMORGAN CHASE BANK
11/14/2008	Trustee's Deed (Certificate of Title)	Transfer Record - 11/14/2008	\$108,000.00	08-2010947	DEUTSCHE BANK NATIONAL TRUST COMPANY	MARROQUIN, MILVIA
11/14/2008	Assignment of Mortgage	Assignment Record - 11/14/2008		08-2010946		
10/21/2008	Notice of Sale	Foreclosure Record - 10/21/2008		08-1871222		
06/20/2008	Notice of Default	Foreclosure Record - 06/20/2008		08-1100056		
06/11/2007	Grant Deed	Transfer Record - 06/11/2007	\$0.00	07-1402662	MUNOZ, JUANA FERMINA	MARROQUIN, MILVIA
04/28/2005	Release of Mortgage	Release Record - 04/28/2005		05-0993890	MARIA BELIA VASQUEZ	
03/31/2005		Mortgage Record - 03/31/2005	\$56,200.00		MARROQUIN, MILVIA	
03/31/2005	Unknown Loan Type	Mortgage Record - 03/31/2005	\$224,800.00	05-0744146	MARROQUIN, MILVIA	
03/31/2005	Grant Deed	Transfer Record - 03/31/2005	\$281,000.00	05-0744145	MARROQUIN, MILVIA	VAZQUEZ, MARIA BELIA; VASQUEZ, MARIA BELIA

Recording Date	Document Type	Document Description	Sale Price/Loan Amount	Document Number	Buyer/Borrower	Seller
06/10/2004		Mortgage Record - 06/10/2004	\$46,000.00		VASQUEZ, MARIA BELIA	
06/10/2004	Unknown Loan Type	Mortgage Record - 06/10/2004	\$184,000.00	04-1489090	VASQUEZ, MARIA BELIA	
06/10/2004	Grant Deed	Transfer Record - 06/10/2004	\$230,000.00	04-1489089	VASQUEZ, MARIA BELIA	RUBIO, OLIVIA
08/13/2003	Unknown Loan Type	Mortgage Record - 08/13/2003	\$148,500.00	03-2331961	RUBIO, OLIVIA	
07/09/2002	Credit Line (Revolving)	Mortgage Record - 07/09/2002	\$18,200.00	02-1551567	RUBIO, OLIVIA	
03/29/2001	FHA (Federal Housing Admin.)	Mortgage Record - 03/29/2001	\$118,349.00	01-0515100	RUBIO, OLIVIA	
06/15/2000	Unknown Loan Type	Mortgage Record - 06/15/2000	\$11,712.00	00-0927184	RUBIO, OLIVIA	
10/26/1998	FHA (Federal Housing Admin.)	Mortgage Record - 10/26/1998	\$7,051.00	98-1956356	RUBIO, OLIVIA	
04/08/1997		Mortgage Record - 04/08/1997	\$17,100.00		RUBIO, OLIVIA	
04/08/1997	FHA (Federal Housing Admin.)	Mortgage Record - 04/08/1997	\$67,794.00		RUBIO, OLIVIA	
04/08/1997	Grant Deed	Transfer Record - 04/08/1997	\$85,500.00	97-0529770	RUBIO, OLIVIA	CONNA, EDWARD
10/17/1996	Grant Deed	Transfer Record - 10/17/1996	\$65,000.00	96-1686279	CONNA, EDWARD	WEBB, DAVEY L AND SHERRI L

PROPERTY HISTORY DETAILS**37634 PEACH DR, PALMDALE, CA 93550-7709****Transaction History Legend****Assignment Record****Foreclosure Record****Mortgage Record****Release Record****Transfer Record****Foreclosure Record - 08/05/2026**

Recording Date: 08/05/2026
Document Type: Notice of Default
Lender Type:
Vesting:
Legal Description:

Document#: [26-0579507](#)

Borrowers Name:

**Foreclosure Record - 03/03/2026**

Recording Date: 03/03/2026
Document Type: Notice of Rescission
Lender Type:
Vesting:
Legal Description:

Document#: [26-0147437](#)

Borrowers Name:

**Foreclosure Record - 11/13/2025**

Recording Date: 11/13/2025
Document Type: Notice of Default
Lender Type:
Vesting:
Legal Description:

Document#: [25-0798806](#)

Borrowers Name:

PROPERTY HISTORY DETAILS**37634 PEACH DR, PALMDALE, CA 93550-7709****Transaction History Legend****Assignment Record****Foreclosure Record****Mortgage Record****Release Record****Transfer Record****Release Record - 01/31/2025**

Recording Date:	01/31/2025	Document#:	25-0065609
Price:		Document Type:	RELEASE of Multiple Loans
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	SOCORRO GARCIA TRUSTEE OF THE GARCIA FAMILY TRUST UNDER DECLARATION OF TRUST DATED MARCH 8 2010
Vesting:			
Legal Description:			

**Mortgage Record - 01/21/2025**

Recording Date:	01/21/2025	Document#:	25-0039349
Loan Amount:	\$400,000.00	Loan Type:	Commercial Loan
TD Due Date:	01/15/2025	Type of Financing:	
Lender Name:	JDCA HOLDINGS LLC		
Lender Type:	Other	Borrowers Name:	GARCIA, SOCORRO; THE GARCIA FAMILY TRUST
Vesting:	FM		
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	0	
	City / Muni / Twp:	PALMDALE	

**Foreclosure Record - 12/11/2024**

Recording Date:	12/11/2024	Document#:	24-0873728
Document Type:	Notice of Sale		
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:			

PROPERTY HISTORY DETAILS

37634 PEACH DR, PALMDALE, CA 93550-7709

Transaction History Legend



Assignment Record



Foreclosure Record



Mortgage Record



Release Record



Transfer Record



Release Record - 11/30/2023

Recording Date:	11/30/2023	Document#:	23-0828888
Price:		Document Type:	Substitution of Trustee and Full Reconveyance
TD Due Date:		Type of Financing:	
Lender Name:	WBL CALIFORNIA LLC		
Lender Type:		Borrowers Name:	SOCORRO GARCIA TRUSTEE OF HE GARCIA FAMILY TRUST UNDER DECLARATION OF TRUST DATED MARCH 8 2010
Vesting:			
Legal Description:			



Mortgage Record - 10/27/2023

Recording Date:	10/27/2023	Document#:	23-0738823
Loan Amount:	\$375,000.00	Loan Type:	Commercial Loan
TD Due Date:	10/21/2023	Type of Financing:	
Lender Name:	MERS LINK 4		
Lender Type:	Other	Borrowers Name:	GARCIA, SOCORRO; GARCIA FAMILY TRUST
Vesting:	FM		
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	0	
	City / Muni / Twp:	PALMDALE	



Assignment Record - 02/23/2023

Recording Date:	02/23/2023	Document#:	23-0116299
Price:		Document Type:	Assignment of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:			

PROPERTY HISTORY DETAILS

37634 PEACH DR, PALMDALE, CA 93550-7709

Transaction History Legend



Assignment Record



Foreclosure Record



Mortgage Record



Release Record



Transfer Record



Mortgage Record - 10/27/2022

Recording Date:	10/27/2022	Document#:	22-1022172
Loan Amount:	\$325,000.00	Loan Type:	Commercial Loan
TD Due Date:	10/25/2022	Type of Financing:	
Lender Name:	WBL CALIFORNIA LLC	Borrowers Name:	GARCIA, SOCORRO; GARCIA FAMILY TRUST
Lender Type:	Other		
Vesting:	FM		
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	0	
	City / Muni / Twp:	PALMDALE	



Transfer Record - 07/08/2013

Recording Date:	07/08/2013	Document#:	13-0997385
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	Transfer Tax on document indicated as EXEMPT
Lender Name:			
Buyer Name:	GARCIA, BENJAMIN R; GARCIA, SOCORRO	Buyer Vesting:	FM
Seller Name:	GARCIA, BENJAMIN R; GARCIA, SOCORRO		
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	



Transfer Record - 04/30/2009

Recording Date:	04/30/2009	Document#:	09-0636430
Price:	\$95,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full Amount computed from Transfer Tax
Lender Name:			
Buyer Name:	GARCIA, BENJAMIN R; GARCIA, SOCORRO	Buyer Vesting:	JT
Seller Name:	DEUTSCHE BANK NATIONAL TRUST COMPANY; JPMORGAN CHASE BANK		
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	

PROPERTY HISTORY DETAILS

37634 PEACH DR, PALMDALE, CA 93550-7709

Transaction History Legend



Assignment Record



Foreclosure Record



Mortgage Record



Release Record



Transfer Record



Transfer Record - 11/14/2008

Recording Date:	11/14/2008	Document#:	08-2010947
Price:	\$108,000.00	Document Type:	Trustee's Deed (Certificate of Title)
First TD:		Type of Sale:	Full amount stated on document.
Lender Name:			
Buyer Name:	DEUTSCHE BANK NATIONAL TRUST COMPANY	Buyer Vesting:	
Seller Name:	MARROQUIN, MILVIA		
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	



Assignment Record - 11/14/2008

Recording Date:	11/14/2008	Document#:	08-2010946
Price:		Document Type:	Assignment of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:			



Foreclosure Record - 10/21/2008

Recording Date:	10/21/2008	Document#:	08-1871222
Document Type:	Notice of Sale		
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:			

PROPERTY HISTORY DETAILS

37634 PEACH DR, PALMDALE, CA 93550-7709

Transaction History Legend



Assignment Record



Foreclosure Record



Mortgage Record



Release Record



Transfer Record



Foreclosure Record - 06/20/2008

Recording Date:	06/20/2008	Document#:	08-1100056
Document Type:	Notice of Default		
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:			



Transfer Record - 06/11/2007

Recording Date:	06/11/2007	Document#:	07-1402662
Price:	\$0.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Document states "No Consideration" or similar phrase.
Lender Name:		Buyer Vesting:	
Buyer Name:	MUNOZ, JUANA FERMINA		
Seller Name:	MARROQUIN, MILVIA		
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	



Release Record - 04/28/2005

Recording Date:	04/28/2005	Document#:	05-0993890
Price:		Document Type:	Release of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:	LONG BEACH MORTGAGE CO	Borrowers Name:	MARIA BELIA VASQUEZ
Lender Type:			
Vesting:			
Legal Description:			

PROPERTY HISTORY DETAILS

37634 PEACH DR, PALMDALE, CA 93550-7709

Transaction History Legend



Assignment Record



Foreclosure Record



Mortgage Record



Release Record



Transfer Record



Mortgage Record - 03/31/2005

Recording Date:	03/31/2005	Document#:	
Loan Amount:	\$56,200.00	Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	MARROQUIN, MILVIA
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	



Mortgage Record - 03/31/2005

Recording Date:	03/31/2005	Document#:	05-0744146
Loan Amount:	\$224,800.00	Loan Type:	Unknown Loan Type
TD Due Date:	02/28/2005	Type of Financing:	Fixed Rate
Lender Name:	LONG BEACH MORTGAGE CO	Borrowers Name:	MARROQUIN, MILVIA
Lender Type:	Subprime Lender		
Vesting:			
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	



Transfer Record - 03/31/2005

Recording Date:	03/31/2005	Document#:	05-0744145
Price:	\$281,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full Amount computed from Transfer Tax
First TD Doc:	05-0744146		
Lender Name:		Buyer Vesting:	
Buyer Name:	MARROQUIN, MILVIA		
Seller Name:	VASQUEZ, MARIA BELIA; VASQUEZ, MARIA BELIA		
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	

PROPERTY HISTORY DETAILS

37634 PEACH DR, PALMDALE, CA 93550-7709

Transaction History Legend



Assignment Record



Foreclosure Record



Mortgage Record



Release Record



Transfer Record



Mortgage Record - 06/10/2004

Recording Date:	06/10/2004	Document#:	
Loan Amount:	\$46,000.00	Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	VASQUEZ, MARIA BELIA
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	



Mortgage Record - 06/10/2004

Recording Date:	06/10/2004	Document#:	04-1489090
Loan Amount:	\$184,000.00	Loan Type:	Unknown Loan Type
TD Due Date:	03/23/2004	Type of Financing:	Fixed Rate
Lender Name:	LONG BEACH MORTGAGE CO	Borrowers Name:	VASQUEZ, MARIA BELIA
Lender Type:	Subprime Lender		
Vesting:			
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	



Transfer Record - 06/10/2004

Recording Date:	06/10/2004	Document#:	04-1489089
Price:	\$230,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full Amount computed from Transfer Tax
First TD Doc:	04-1489090		
Lender Name:		Buyer Vesting:	
Buyer Name:	VASQUEZ, MARIA BELIA		
Seller Name:	RUBIO, OLIVIA		
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	MB1084 PG79-85	
	City / Muni / Twp:	PALMDALE	

PROPERTY HISTORY DETAILS

37634 PEACH DR, PALMDALE, CA 93550-7709

Transaction History Legend



Assignment Record



Foreclosure Record



Mortgage Record



Release Record



Transfer Record



Mortgage Record - 08/13/2003

Recording Date:	08/13/2003	Document#:	03-2331961
Loan Amount:	\$148,500.00	Loan Type:	Unknown Loan Type
TD Due Date:	07/25/2003	Type of Financing:	Adjustable Rate
Lender Name:	NEW CENTURY MORTGAGE CORP		
Lender Type:	Subprime Lender	Borrowers Name:	RUBIO, OLIVIA
Vesting:			
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	0	
	City / Muni / Twp:	PALMDALE	



Mortgage Record - 07/09/2002

Recording Date:	07/09/2002	Document#:	02-1551567
Loan Amount:	\$18,200.00	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type of Financing:	
Lender Name:	HOUSEHOLD FINANCE CORP OF CALIFORNIA		
Lender Type:	Finance Company	Borrowers Name:	RUBIO, OLIVIA
Vesting:			
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	0	
	City / Muni / Twp:	PALMDALE	



Mortgage Record - 03/29/2001

Recording Date:	03/29/2001	Document#:	01-0515100
Loan Amount:	\$118,349.00	Loan Type:	FHA (Federal Housing Admin.)
TD Due Date:		Type of Financing:	
Lender Name:	NORTH AMERICAN MTG		
Lender Type:	Mortgage company	Borrowers Name:	RUBIO, OLIVIA
Vesting:			
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	0	
	City / Muni / Twp:	PALMDALE	

PROPERTY HISTORY DETAILS

37634 PEACH DR, PALMDALE, CA 93550-7709

Transaction History Legend



Assignment Record



Foreclosure Record



Mortgage Record



Release Record



Transfer Record



Mortgage Record - 06/15/2000

Recording Date:	06/15/2000	Document#:	00-0927184
Loan Amount:	\$11,712.00	Loan Type:	Unknown Loan Type
TD Due Date:		Type of Financing:	
Lender Name:	HOUSEHOLD FINANCE	Borrowers Name:	RUBIO, OLIVIA
Lender Type:	Finance Company		
Vesting:			
Legal Description:	Lot Number:	102	
	Tract Number:	44692	
	Map Ref:	0	
	City / Muni / Twp:	PALMDALE	



Mortgage Record - 10/26/1998

Recording Date:	10/26/1998	Document#:	98-1956356
Loan Amount:	\$7,051.00	Loan Type:	FHA (Federal Housing Admin.)
TD Due Date:		Type of Financing:	
Lender Name:	HOMESIDE LENDING INC	Borrowers Name:	RUBIO, OLIVIA
Lender Type:	Lending institution		
Vesting:			
Legal Description:	Lot Number:	102	
	Tract Number:	44892	
	Map Ref:	0	
	City / Muni / Twp:	PALMDALE	



Mortgage Record - 04/08/1997

Recording Date:	04/08/1997	Document#:	
Loan Amount:	\$17,100.00	Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	RUBIO, OLIVIA
Lender Type:			
Vesting:			
Legal Description:	Map Ref:	0	
	Legal Brief Description:	TR=44892 LOT 102	
	City / Muni / Twp:	PALMDALE	

PROPERTY HISTORY DETAILS

37634 PEACH DR, PALMDALE, CA 93550-7709

Transaction History Legend



Assignment Record



Foreclosure Record



Mortgage Record



Release Record



Transfer Record



Mortgage Record - 04/08/1997

Recording Date:	04/08/1997	Document#:	
Loan Amount:	\$67,794.00	Loan Type:	FHA (Federal Housing Admin.)
TD Due Date:	03/07/1997	Type of Financing:	Adjustable Rate
Lender Name:	GUILD MORTGAGE CO		
Lender Type:	Mortgage company	Borrowers Name:	RUBIO, OLIVIA
Vesting:			
Legal Description:	Map Ref:	0	
	Legal Brief Description:	TR=44892 LOT 102	
	City / Muni / Twp:	PALMDALE	



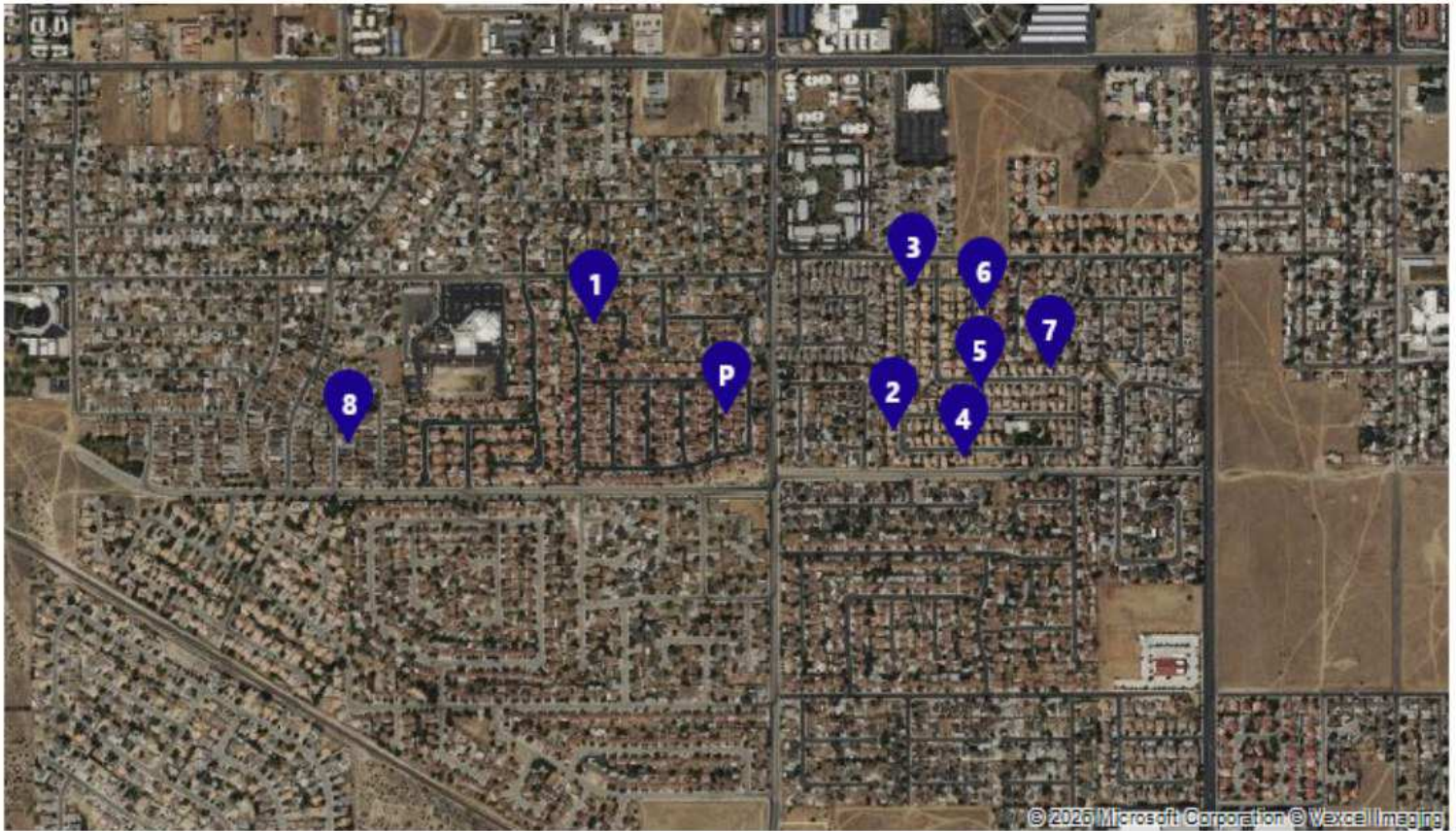
Transfer Record - 04/08/1997

Recording Date:	04/08/1997	Document#:	97-0529770
Price:	\$85,500.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full Amount computed from Transfer Tax
Lender Name:			
Buyer Name:	RUBIO, OLIVIA	Buyer Vesting:	
Seller Name:	CONNA, EDWARD		
Legal Description:	Map Ref:	0	
	Legal Brief Description:	TR=44892 LOT 102	
	City / Muni / Twp:	PALMDALE	



Transfer Record - 10/17/1996

Recording Date:	10/17/1996	Document#:	96-1686279
Price:	\$65,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full Amount computed from Transfer Tax
Lender Name:			
Buyer Name:	CONNA, EDWARD	Buyer Vesting:	
Seller Name:	WEBB, DAVEY L AND SHERRI L		
Legal Description:	Map Ref:	0	
	Legal Brief Description:	TR=44892 LOT 102	
	City / Muni / Twp:	PALMDALE	



1. 1716 BOYSENBERRY WAY
3. 37744 HARVEY ST
5. 2202 GREGORY AVE
7. 2309 GREGORY AVE

2. 37621 HARVEY ST
4. 2148 SCOTT AVE
6. 37730 SCOMAR ST
8. 37628 15TH ST E

Area Sales Analysis

Total Area Sales:	8	Median # of Bedrooms:	4
Median Lot Size:	5048	Median # of Baths:	3
Median Living Area:	1454	Median Year Built:	1987
Price Range - 2 Yrs:	\$380000 - \$460000	Age Range:	36 to 44
Median Value:	450000	Median Age:	39

COMPARABLE SALES DATA
37634 PEACH DR, PALMDALE, CA 93550-7709
GARCIA SOCORRO - APN: 3012-032-101 - LOS ANGELES COUNTY

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	1716 BOYSENBERRY WAY	05/12/2026	\$455,000.00	\$338.00	1346	0/4/3	1989	5359		0.19

Site Address:	PALMDALE, CA 93550-6817	APN:	3012-039-068
Doc Type:	Grant Deed	Document #:	26-0347327
Price Code:	Sales Price or Transfer Tax rounded by county prior to computation.	Use Code:	Single Family Residential
Buyer Name:	FRANCISCO ANTONIO MIRA HERNANDEZ	Seller Name:	TINGTING LI
Loan Amount:	\$409,500.00	Lender Name:	EQUITY SMART HOME LOANS INC
Legal:	Lot Number: 27		
	Tract Number: 44892		
	Map Ref: MB 1084 PG 79-85		

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	37621 HARVEY ST	07/31/2026	\$380,000.00	\$274.00	1386	0/3/2	1988	4625		0.2

Site Address:	PALMDALE, CA 93550-5465	APN:	3019-043-072
Doc Type:	Grant Deed	Document #:	26-0568175
Price Code:	Sales Price or Transfer Tax rounded by county prior to computation.	Use Code:	Single Family Residential
Buyer Name:	JULIO A ANGUINADA RIVAS, JESSICA E RIVAS	Seller Name:	DANIEL MOLINA, ANGELICA ROCIO MOLINA
Loan Amount:		Lender Name:	
Legal:	Lot Number: 14		
	Tract Number: 36982		
	Map Ref: MB 1090 PG 85&86		

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	37744 HARVEY ST	05/12/2026	\$460,000.00	\$385.00	1194	0/3/2	1990	5001		0.27

Site Address:	PALMDALE, CA 93550-7063	APN:	3019-037-100
Doc Type:	Grant Deed	Document #:	26-0346697
Price Code:	Sales Price or Transfer Tax rounded by county prior to computation.	Use Code:	Single Family Residential
Buyer Name:	MALLORY RENE GARBANI	Seller Name:	BOARDWALK CONTRACTORS INC
Loan Amount:	\$451,668.00	Lender Name:	VILLAGE CAPITAL & INVESTMENT LLC
Legal:	Lot Number: 35		
	Tract Number: 33457		
	Map Ref: MB 1090 PG 79-81		

COMPARABLE SALES DATA
37634 PEACH DR, PALMDALE, CA 93550-7709

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	2148 SCOTT AVE	08/18/2026	\$450,000.00	\$263.00	1710	0/4/3	1988	5095		0.29

Site Address:	PALMDALE, CA 93550-5457	APN:	3019-043-062
Doc Type:	Grant Deed	Document #:	26-0615311
Price Code:	Sales Price or Transfer Tax rounded by county prior to computation.	Use Code:	Single Family Residential
Buyer Name:	JESUS CARRILLO ALVARADO, BEATRIZ HERNANDEZ DE CARILLO	Seller Name:	LAURA M NEZHADIAN
Loan Amount:	\$441,849.00	Lender Name:	PANORAMA MORTGAGE GROUP LLC
Legal:	Lot Number: 4		
	Tract Number: 36982		
	Map Ref: MB 1090 PG 85&86		

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	2202 GREGORY AVE	08/17/2026	\$440,000.00	\$257.00	1710	0/4/3	1989	5098		0.3

Site Address:	PALMDALE, CA 93550-7043	APN:	3019-043-047
Doc Type:	Grant Deed	Document #:	26-0611940
Price Code:	Sales Price or Transfer Tax rounded by county prior to computation.	Use Code:	Single Family Residential
Buyer Name:	CLAUDIA B CABRERA	Seller Name:	NINAROSIE TRUST, JOAQUIN F PORTUGAL
Loan Amount:	\$432,030.00	Lender Name:	UNITED WHOLESALE MORTGAGE
Legal:	Lot Number: 18		
	Tract Number: 36986		
	Map Ref: MB 1090 PG 82-84		

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	37730 SCOMAR ST	09/10/2026	\$450,000.00	\$265.00	1698	0/4/3	1990	4675		0.33

Site Address:	PALMDALE, CA 93550-7056	APN:	3019-037-083
Doc Type:	Grant Deed	Document #:	26-0676205
Price Code:	Sales Price or Transfer Tax rounded by county prior to computation.	Use Code:	Single Family Residential
Buyer Name:	MARKUS ALAN PHARR	Seller Name:	LUIS OVIDIO VICENTE
Loan Amount:	\$441,849.00	Lender Name:	UNION HOME MORTGAGE CORP
Legal:	Lot Number: 18		
	Tract Number: 33457		
	Map Ref: MB 1090 PG 79-81		

COMPARABLE SALES DATA
37634 PEACH DR, PALMDALE, CA 93550-7709

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7	2309 GREGORY AVE	08/27/2026	\$460,000.00	\$302.00	1522	0/3/3	1988	5407		0.39

Site Address:	PALMDALE, CA 93550-7046	APN:	3019-036-018
Doc Type:	Grant Deed	Document #:	26-0642502
Price Code:	Sales Price or Transfer Tax rounded by county prior to computation.	Use Code:	Planned Unit Development (PUD) (Residential)
Buyer Name:	ROSA ELENA BARAJAS UDABE	Seller Name:	JOSE D CARMONA, ELVIRA CARMONA
Loan Amount:	\$451,668.00	Lender Name:	UNITED WHOLESALE MORTGAGE
Legal:	Lot Number: 18		
	Tract Number: 36967		
	Map Ref: MB 1026 PG 62-65		

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8	37628 15TH STE	07/21/2026	\$450,000.00	\$356.00	1264	0/3/2	1984	4289		0.45

Site Address:	PALMDALE, CA 93550-6919	APN:	3012-033-050
Doc Type:	Grant Deed	Document #:	26-0533925
Price Code:	Sales Price or Transfer Tax rounded by county prior to computation.	Use Code:	Single Family Residential
Buyer Name:	ERICK FUENTES	Seller Name:	FELIPE DE JESUS REYES, SANDRA REYES
Loan Amount:	\$450,000.00	Lender Name:	MORTGAGE RESEARCH CENTER LLC
Legal:	Lot Number: 70		
	Tract Number: 42879		
	Map Ref: MB 1037 PG 60-64		

SUMMARY COMPARABLES
37634 PEACH DR, PALMDALE, CA 93550-7709
GARCIA SOCORRO - APN:3012-032-101 - LOS ANGELES COUNTY
Year Built: 1988

Lot Size: 4510 SF

Bld/Area: 1346

Pool:
RM/BR/Bth: /4/3

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	1716 BOYSENBERRY WAY	05/12/2026	\$455,000.00	\$338.00	1346	0/4/3	1989	5359		0.19
2	37621 HARVEY ST	07/31/2026	\$380,000.00	\$274.00	1386	0/3/2	1988	4625		0.2
3	37744 HARVEY ST	05/12/2026	\$460,000.00	\$385.00	1194	0/3/2	1990	5001		0.27
4	2148 SCOTT AVE	08/18/2026	\$450,000.00	\$263.00	1710	0/4/3	1988	5095		0.29
5	2202 GREGORY AVE	08/17/2026	\$440,000.00	\$257.00	1710	0/4/3	1989	5098		0.3
6	37730 SCOMAR ST	09/10/2026	\$450,000.00	\$265.00	1698	0/4/3	1990	4675		0.33
7	2309 GREGORY AVE	08/27/2026	\$460,000.00	\$302.00	1522	0/3/3	1988	5407		0.39
8	37628 15TH ST E	07/21/2026	\$450,000.00	\$356.00	1264	0/3/2	1984	4289		0.45

NEIGHBOURHOOD OVERVIEW - NEARBY NEIGHBORS
37634 PEACH DR, PALMDALE, CA 93550-7709
SILVA JOEL

37640 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-102

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,562 Lot Size: 4,523 SF
Year Built: 1988 Garage:

LEDEZMA ELIZABETH; MAGALLAN RICARDO

37630 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-100

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,744 Lot Size: 4,516 SF
Year Built: 1988 Garage:

BOLANOS JAIME & JUANA

37631 CHERRY DR , PALMDALE, CA 93550

APN: 3012-032-094

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,562 Lot Size: 4,527 SF
Year Built: 1989 Garage:

MARTINEZ RENE M & BEATRIZ E

37637 CHERRY DR , PALMDALE, CA 93550

APN: 3012-032-093

Bedrooms: 3 Bathrooms: 3
Square Feet: 1,744 Lot Size: 4,534 SF
Year Built: 1988 Garage:

MORA JAVIER AND PETRA TRS; JAVI AND PECHE MORA TRUST

37625 CHERRY DR , PALMDALE, CA 93550

APN: 3012-032-095

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,346 Lot Size: 4,515 SF
Year Built: 1988 Garage:

PIO DE RODA JOSEPH

37646 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-103

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,744 Lot Size: 4,477 SF
Year Built: 1988 Garage:

FIGUEROA LINETH M

37624 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-099

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,562 Lot Size: 4,975 SF
Year Built: 1988 Garage:

MUNOZ SILIVA; MUNOZ JULIZA

37633 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-108

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,562 Lot Size: 4,800 SF
Year Built: 1988 Garage:

DEGASPAR MARIA T

37643 CHERRY DR , PALMDALE, CA 93550

APN: 3012-032-092

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,562 Lot Size: 4,541 SF
Year Built: 1989 Garage:

CARLIN FERNANDO AND ARACELY TRS; CARLIN FAMILY TRUST

37639 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-107

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,744 Lot Size: 4,807 SF
Year Built: 1988 Garage:

LOZOYA EUGENIO J; LOZOYA MARTA E

37621 CHERRY DR , PALMDALE, CA 93550

APN: 3012-032-096

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,562 Lot Size: 4,507 SF
Year Built: 1988 Garage:

DIAZ MARIO A; DIAZ GRISELDA

37629 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-109

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,346 Lot Size: 4,795 SF
Year Built: 1988 Garage:

PEREZ MIGUEL A & ALMA I

37650 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-104

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,346 Lot Size: 4,858 SF
Year Built: 1988 Garage:

LICHTENBERGER STEVE W

37645 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-106

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,346 Lot Size: 4,813 SF
Year Built: 1988 Garage:

GARCIA RAMON V

37618 PEACH DR , PALMDALE, CA 93550

APN: 3012-032-098

Bedrooms: 4 Bathrooms: 3
Square Feet: 1,346 Lot Size: 5,537 SF
Year Built: 1988 Garage:

PLAT MAP

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