

Champery Real Estate 2015, LLC

2015 Manhattan Beach Blvd

Redondo Beach CA 90278

OAKLAND, CA 945

4 OCT 2021 PM 4 L



Oliver F Juang and Natalia

2703 Mathews St.

Berkeley CA 94702

94702-221503



Other occupant

**NOTICE OF
CHANGE OF OWNERSHIP OF PROPERTY**

Renee Shizue Ramos, Avelino Ramos & Oliver F Juang
And All Unknown Occupants
2703 Mathews Street
Berkeley, California 94702

We have purchased this property in foreclosure and would like to discuss your options.

This notice is to advise you of a change of ownership of the property located at 2703 Mathews Street, Berkeley California 94702. The new owner of this property is Champery Real Estate 2015, LLC.

Any notices or demands on owner by tenant, including service of process, may be served on:
Champery Real Estate 2015, LLC

c/o Olivia Reyes
2015 Manhattan Beach Blvd., Suite 100
Redondo Beach, CA 90278
310-640-3070 ext. 2110

with a copy to the owner's authorized agent:

Olivia Reyes
2015 Manhattan Beach Blvd., Suite 100
Redondo Beach, CA 90278
310-640-3070 x2110

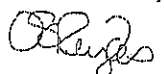
All rental payments must now be payable to Champery Real Estate 2015, LLC and delivered to Olivia Reyes at 2015 Manhattan Beach Blvd., Suite 100, Redondo Beach, CA 90278; (310) 640-3070 x 2110. Personal delivery of rent will be accepted at this address from Monday through Friday from 9:00 a.m. to 5:00 p.m.

You must make your rent payment in the form and on the date specified in your lease or rental agreement. If your lease or rental agreement does not specify a form of payment, you may make your rent payment by certified funds.

If you are a tenant with a written lease or rental agreement, please provide a copy of your lease or rental agreement to the undersigned within 5 days of receiving this notice. The owner does not possess a copy of your lease or rental agreement.

Please contact the undersigned at 310-640-3070 ext. 2110 as soon as possible.

Dated: 9/30/2021


Olivia Reyes, Authorized Agent of Owner

RECORDING REQUESTED BY:
Breckenridge Property Fund 2016, LLC

2021293198

08/30/2021 08:39 AM

2 PGS

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Champery real Estate 2015, LLC
2015 Manhattan Beach Blvd., Ste 100
Redondo Beach, CA 90278

OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: \$102.00



ELECTRONICALLY RECORDED PCOR \$20.00

Parcel No: 054-1740-029
Property Address:
2703 Mathews Street,
Berkeley, California 94702

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

"The Grantors and Grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property. R&T 11925 (d)"

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS COUNTY \$00.00 and CITY \$00.00

xx Computed on the consideration or value of property conveyed; OR \$10.00 and other good and valuable consideration.
 Computed on the consideration or value less liens or encumbrances remaining at the time of sale.
 unincorporated area: xx Berkeley and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged Breckenridge Property Fund 2016, LLC, a Delaware limited liability company hereby REMISE, RELEASE AND QUITCLAIM to Champery Real Estate 2015, LLC, a California limited liability company the real property in the City of Berkeley, County of Alameda, State of California, described as:

Beginning at a point on the Easterly line of Mathews Street, distant thereon Southerly 33 feet, 9 inches from the intersection thereof with the Southerly line of Derby Street, formerly Felton Street, as said streets are shown on the Map herein referred to; running thence Southerly along said line of Mathews Street, 33 feet, 9 inches; thence Easterly parallel with said line of Derby Street 80 feet; thence Northerly parallel with said line of Mathews Street, 33 feet, 9 inches; thence Westerly parallel with said line of Derby Street 80 feet to the point of beginning.

Being a portion of Lots 1 and 2, Block 11, as said Lots and Block on the "Map of the Mathews Tract, Berkeley Oakland Township, subdivided 1888", filed August 7, 1888, Map Book 10, Page 29, Alameda County Records.

Dated 8/17/2021

Breckenridge Property Fund 2016, LLC,
a Delaware limited liability company

By: [Signature]
a Delaware limited liability company
Its: Manager

By: [Signature]
Gregory L. Geiser, President

ACKNOWLEDGMENT

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.

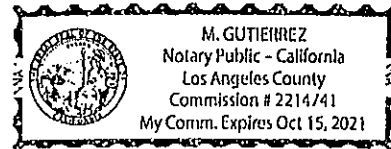
State of California
County of Los Angeles

On August 23, 2021 before me, M.Gutierrez, a Notary Public
(insert name and title of the officer)

personally appeared Gregory L. Geiser
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 *M. Gutierrez* (Seal)

This is to certify that this is a true copy of the document on file in this office.

ATTEN: OCT -7 2021

Madison
COUNTY CLERK REGISTRATION
CLERK OF SUPERIOR COURT