

NOTICE OF INTENT TO RECORD RELEASE OF OBLIGATION
UNDER DEED OF TRUST (C.C. 2941)

TO: TRUSTOR (OR SUCCESSOR IN INTEREST)

Elzira M Wilburn

Los Angeles, California 90037

TRUSTEE (OR SUCCESSOR TRUSTEE)

Ress Financial Corp
1780 Town and Country Drive Ste 105
Norco, CA 92860

BENEFICIARY (OR ASSIGNEE)

Pouyan Broukhim and Bahareh Saghian Broukhim
745 Westholme Ave
Los Angeles, CA 90024

**EVIDENCE OF
FRAUD AND
THERE BEING NO
DEBT**

You are hereby notified that ten calendar days after mailing this Notice, pursuant to the provisions of Section 2941 of the Civil Code of the State of California, the undersigned title insurance company intends to record in the Office of the County Recorder in which the deed of trust is recorded, a **RELEASE OF OBLIGATION UNDER DEED OF TRUST**, which shall be deemed to be the equivalent of a reconveyance of the deed of trust.

The following deed of trust will be affected by the **RELEASE OF OBLIGATION:**

TRUSTOR: Elzira M Wilburn

TRUSTEE: Ress Financial Corp

BENEFICIARY: Pouyan Broukhim and Bahareh Saghian Broukhim

RECORDED in the Office of the County Recorder of the County Los Angeles

RECORDING DATE: February 26, 2020

RECORDER'S DOCUMENT NO: 20200228452

BOOK/REEL

PAGE/IMAGE

LOAN NO. (if available): Not Available

ADDRESS OF PROPERTY: [Redacted], Los Angeles, California 90037

The obligation secured by this deed of trust has been **paid in full.**

DATE OF PAYMENT September 23, 2020

AMOUNT OF PAYMENT \$36,995.43

DATE July 28, 2022

Order No. 120059687

FIDELITY NATIONAL TITLE INSURANCE COMPANY,
successor by merger to **LAWYERS TITLE INSURANCE CORPORATION**

By: Diane M. Berry

Address: 1200 Concord Avenue, Suite 400
Concord, CA 94520

Fax: (925) 288-6413 Phone (925) 288-8059

Mail 1st Class to Parties Shown Above.

LT-No CAL

Promissory Note and Deed of Trust / Mortgage was signed on this date

Deed of Trust / Mortgage was DISCHARGED on this date

This is the date of this Notice of Intent to Record Release of Obligation Under Deed of Trust

**NOTICE OF INTENT TO RECORD RELEASE OF OBLIGATION
UNDER DEED OF TRUST (C.C. 2941)**

TO: TRUSTOR (OR SUCCESSOR IN INTEREST)

Elzira M Wilburn
[REDACTED]

Los Angeles, California 90037

TRUSTEE (OR SUCCESSOR TRUSTEE)

Ress Financial Corp
1780 Town and Country Drive Ste 105
Norco, CA 92860

BENEFICIARY (OR ASSIGNEE)

Pouyan Broukhim and Bahareh Saghian Broukhim
6380 Wilshire Blvd #1610
Los Angeles, CA 90048

You are hereby notified that ten calendar days after mailing this Notice, pursuant to the provisions of Section 2941 of the Civil Code of the State of California, the undersigned title insurance company intends to record in the Office of the County Recorder in which the deed of trust is recorded, a **RELEASE OF OBLIGATION UNDER DEED OF TRUST**, which shall be deemed to be the equivalent of a reconveyance of the deed of trust.

The following deed of trust will be affected by the **RELEASE OF OBLIGATION**:

TRUSTOR: Elzira M Wilburn

TRUSTEE: Ress Financial Corp

BENEFICIARY: Pouyan Broukhim and Bahareh Saghian Broukhim

RECORDED in the Office of the County Recorder of the County Los Angeles

RECORDING DATE: February 26, 2020

RECORDER'S DOCUMENT NO: 20200228452

BOOK/REEL

PAGE/IMAGE

LOAN NO. (if available): Not Available

ADDRESS OF PROPERTY: [REDACTED], Los Angeles, California 90037

The obligation secured by this deed of trust has been **paid in full.**

DATE OF PAYMENT September 23, 2020

AMOUNT OF PAYMENT \$36,995.43

DATE July 28, 2022

Order No. 120059687

**FIDELITY NATIONAL TITLE INSURANCE COMPANY,
successor by merger to LAWYERS TITLE INSURANCE
CORPORATION**

By: Diane M. Berry
Address: 1200 Concord Avenue, Suite 400
Concord, CA 94520

Fax: (925) 288-6413 **Phone** (925) 288-8059

Mail 1st Class to Parties Shown Above.

LT-No CAL