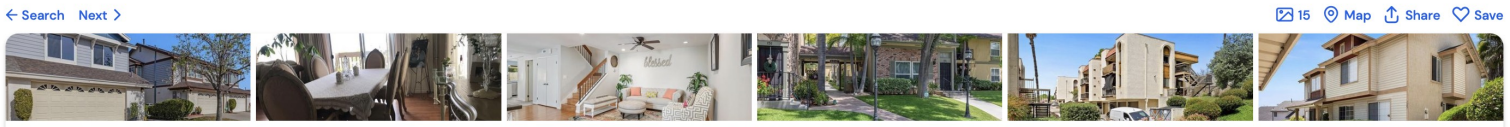
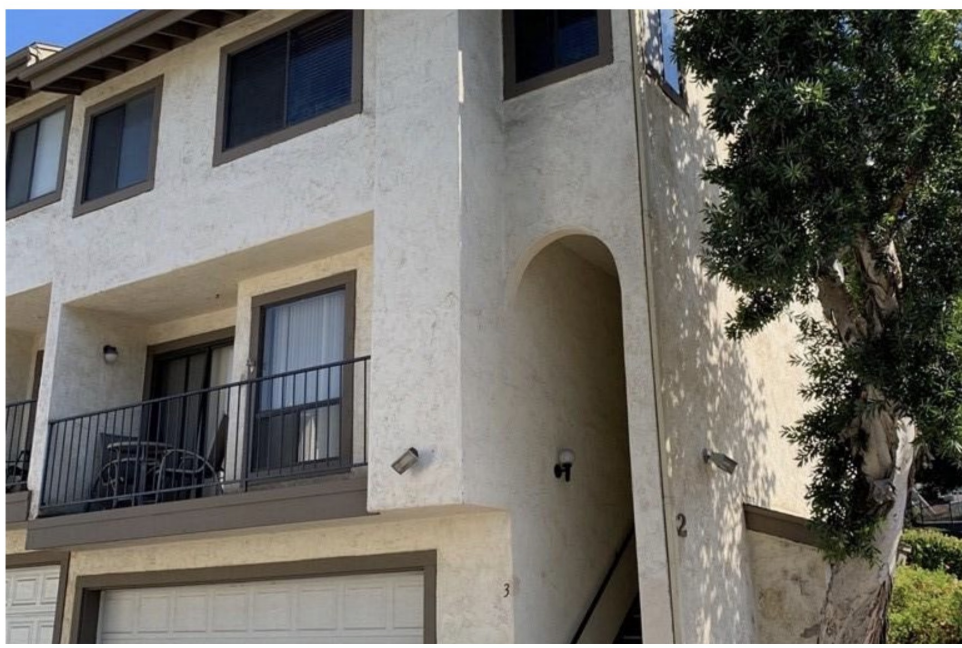


8535 PARADISE VALLEY RD 3



See nearby homes in Spring Valley, CA >



PUBLIC RECORD - NOT FOR SALE
\$590,832 Est 3 Bd 3 Ba 1,440 Sqft (\$226/Sqft)
8535 Paradise Valley Rd #3, Spring Valley, CA 91977
 Estimate: \$590K Mortgage: \$1,235/Mo - Refinance

OJO network agents are helping 20 homebuyers near you
Access cash from your home with a cash-out refinance

Details Description For Owners Location

Property Details	
Home Value (\$/Sqft)	\$226/Sqft
Home Value Estimate [®]	\$590,832 (\$410/Sqft)
HOA Fees	\$360/Month
Property Type	<input type="checkbox"/> All Other Attached
Time on Movoto	979 Days
Year Built	1989
Garage Spaces	2



May 03, 2022 01:41 PM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$498.50 (SB2 Atkins: \$0.00)
PCOR: N/A

PAGES: 3

X
3p

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO
Toscana Builders
7710 Balboa Ave., Suite 313
Poway, CA 92064

MAIL TAX STATEMENTS TO
Toscana Builders
7710 Balboa Ave., Suite 313
Poway, CA 92064

Space Above This Line For Recorder's Use

Trustee Sale No. 150273

TRUSTEE'S DEED UPON SALE

APN 586-170-18-03 T.R.A. No. 83315

The undersigned grantor declares:

- 1) The Grantee herein **was not** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..... **\$347,505.56**
- 3) The amount paid by the grantee at the trustee sale was **\$435,000.00**
- 4) The documentary transfer tax **\$478.50**
- 5) Said property is in the **Judicial District of El Cajon**

And THE MORTGAGE LAW FIRM, PLC (herein called Trustee), as the duly appointed Trustee or substituted Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **Toscana Builders**, (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **San Diego**, State of California, described as follows:

See attached exhibit A

Situs: 8535 Paradise Valley Road 3, Spring Valley, CA 91977

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **06/21/2006** and executed by **Dana N. Walters, A Widow**, as Trustor, and Recorded **06/29/2006**, in Book **xx**, Page **xx**, Instrument No. **2006-0462896** and Modified by Modification Recorded on **9/17/09** by Instrument No. **2009-0519347** of official records of **San Diego** County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.