

1949 Adair St



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7 bd | 2 ba | 3,347 sqft

1949 Adair St, Los Angeles, CA 90011

Sold: \$707,100 | Sold on 04/28/22 | Zestimate®: **\$970,400**

Est. refi payment: \$3,692/mo [Refinance your loan](#)

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Home value



Zestimate

\$970,400



Zestimate range

\$873,000 - \$1.07M



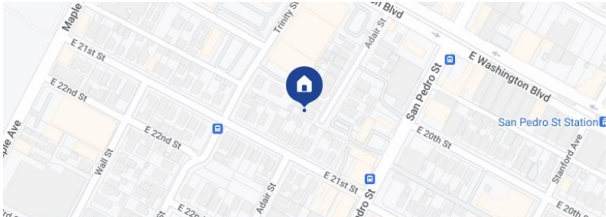
Last 30-day change

+ \$24,200 (+2.6%)



Zestimate per sqft

\$290



RECORDING REQUESTED BY:
ATTORNEY LENDER SERVICES, INC.

AND WHEN RECORDED TO:
SAM OSTAYAN
15021 VENTURA BLVD., #493
SHERMAN OAKS, CA 91403


Forward Tax Statements to:
SAM OSTAYAN
15021 VENTURA BLVD., #493
SHERMAN OAKS, CA 91403

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: 21-0040

TRUSTEE'S DEED UPON SALE

A.P.N.: 5127-003-001

Transfer Tax: \$ 778²⁵/₁₀₀ COUNTY
\$ 3,183⁷⁵ CITY OF LOS ANGELES


The Grantee Herein was not the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$610,927.44
The Amount Paid by the Grantee was \$707,100.00
Said Property is in the City of LOS ANGELES, County of Los Angeles

SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX. FIRM

ATTORNEY LENDER SERVICES, INC., as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

SAM OSTAYAN

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of Los Angeles, State of California, described as follows:

LOT 27 OF GEO W. KING'S SUBDIVISION OF DAVAREDE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 72 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly referred to as: 1949 ADAIR STREET, LOS ANGELES CA 90011

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **NORA A. SAENZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY** as Trustor, dated 4/17/2007 of the Official Records in the office of the Recorder of Los Angeles County, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 4/23/2007, instrument number 20070970211, Book --, Page -- of official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.