

# 13208 Alta Vista Way



Zillow

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**\$769,000** 3 bd | 3 ba | 2,174 sqft

Price increase: **\$20K (11/17)**

13208 Alta Vista Way, Sylmar, CA 91342

● For sale | Zestimate®: **\$746,386**

Est. payment: \$4,676/mo **\$** Get pre-qualified

Request a tour  
as early as today at 11:00 am

Contact agent

Overview Facts and features Neighborhood Nearby school >

🏠 Likely to sell faster than 83% nearby.  
**Schedule a tour**

🏠 Single family residence

📅 Built in 2002

🌡️ Central

❄️ Central air

**P** 2 Attached garage spaces

👤 \$181 monthly HOA fee

📏 82.39 Acres

💰 \$354 price/sqft

RECORDING REQUESTED BY:  
**S.B.S. Lien Services**

AND WHEN RECORDED TO:

**ALTA VISTA TRUST, DATED 11/24/2021**  
**HOME EXPO FINANCIAL INC. AS TRUSTEE**  
**23580 ALESSANDRO BLVD, #9818**  
**MORENO VALLEY, CA 92552**

Forward Tax Statements to  
 the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

Trustee Sale No.: 2021-1662 ~~35~~

## TRUSTEE'S DEED UPON SALE

A.P.N.: 2580-018-200

The undersigned grantor declares:

- |   |                    |
|---|--------------------|
| 1) The Grantee Herein was not The Foreclosing Homeowners Association. |                    |
| 2) The Amount of The Unpaid Debt together with costs was              | <b>\$8,880.05</b>  |
| 3) The Amount Paid By The Grantee at the trustee sale was             | <b>\$71,000.00</b> |
| 4) The documentary county transfer tax is                             | <b>\$78.10</b>     |
| 5) The documentary city transfer tax is                               | <b>\$319.50</b>    |
| 5) Said Property is located in the City and County of Los Angeles     |                    |

And **S.B.S. Lien Services** (herein called Trustee), as the duly appointed Trustee under the Notice of Delinquent Assessment hereinafter described, does hereby **GRANT** and **CONVEY**, but without warranty, express or implied, to **ALTA VISTA TRUST, DATED 11/24/2021, HOME EXPO FINANCIAL INC. AS TRUSTEE**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Los Angeles, State of California, described as follows: **13208 ALTA VISTA WAY, SYLMAR CA 91342**

And legally described as follows:

**Parcel 1:** Residential Unit 15 of Phase K of Tract No. 35376, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 1250 Pages 18 to 26 Inclusive of Maps, in the Office of the County Recorder of said County, as said Residential Unit is defined and delineated on that certain Condominium Plan for Phase K of 1 of 1 of Tract No. 35376 ("Plan") recorded on June 4, 2001 as Instrument No. 01-957711 Official Records.

Except therefrom all oil, gas, minerals, and other hydrocarbon substances lying below a depth of 500 feet from the surface of said property, but with no right of surface entry, as provided in various deeds of record.

**Parcel 2:** An undivided one-twenty fourth (1/24th) interest as tenant in common in and to the common area within Phase K of Tract No. 35376, as more particularly described and delineated on said plan referred to in Parcel 1 above.

**Parcel 3:** Non-exclusive easements appurtenant to Parcels 1 and 2 above, for the use and enjoyment of the association property (as defined in the declaration).

**Parcel 4:** Non-exclusive easements appurtenant to Parcels 1 and 2 above, for vehicular and pedestrian access, ingress and egress over and across Harding Street located within the Mountain Glen II Project, as described therein in that certain street access easement deed.

S.B.S. is a debt collector attempting to collect a debt and any information will be used for that purpose