

# 1629 ELLIS LN



Zillow

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**\$619,900** 4 bd | 3 ba | 2,233 sqft

1629 Ellis Ln, Manteca, CA 95337

• **For sale** | Zestimate®: **\$626,600**

Est. payment: \$3,644/mo [Get pre-qualified](#)

[Request a tour](#)  
as early as today at 1:00 am

[Contact agent](#)

[Overview](#) [Facts and features](#) [Neighborhood](#) [Nearby school](#) >

[Home](#) Likely to sell faster than 94% nearby.  
[Schedule a tour](#)

- Single family residence
- Built in 1990
- Central
- Ceiling fan(s), central air
- 1 Attached garage space
- 7,000 sqft
- \$278 price/sqft
- 2% buyers agency fee

## Sales Document

RECORDING REQUESTED BY:  
**PROBER AND RAPHAEL, ALC**

AND WHEN RECORDED TO:  
**JK Valley Properties**  
**6806 Corte De Oro**  
**Modesto, CA 95356**

Doc #: 2022-021996  
 02/17/2022 11:56:26 AM Tax: \$585.75  
 Page 1 of 2 Fee: \$17.00  
 Steve J. Bestolarides  
 San Joaquin County Recorders  
 Paid By: SHOWN ON DOCUMENT



**Forward Tax Statements to  
 the address given above**

SPACE ABOVE LINE FOR RECORDER'S USE

TS #: VAC.377-114

Order #: 190719465-CA-VOI

### TRUSTEE'S DEED UPON SALE

A.P.N.: 222-320-67

Transfer Tax: 585. <sup>15</sup>

The Grantee Herein **WAS NOT** the Foreclosing Beneficiary.  
 The Amount of the Unpaid Debt was **\$406,640.26**  
 The Amount Paid by the Grantee was **\$532,200.00**  
 Said Property is in the City of **MANTECA**, County of **San Joaquin**

**PROBER AND RAPHAEL, ALC**, 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

#### **JK Valley Properties**

(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 **San Joaquin**, State of California, described as follows:

**LOT 169, AS SHOWN ON UPON THAT CERTAIN MAP ENTITLED, TRACT NO. 2209 DANIELS ESTATES, UNIT NO. 3, IN THE CITY OF MANTECA, FILED FOR RECORD APRIL 7, 1989 IN VOL. 29 OF MAPS AND PLATS, PAGE 68, SAN JOAQUIN COUNTY RECORDS.**

**EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BENEATH THE SURFACE OF SAID LAND WITHOUT THE RIGHT OF SURFACE ENTRY.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **LYLE EUGENE SIMMONS AND ELIZABETH JOANN FULLER-SIMMONS, HUSBAND AND WIFE AS JOINT TENANTS**, was the original Trustor, **OLD REPUBLIC TITLE COMPANY**, was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, as nominee for **UNITED FIDELITY FUNDING, CORP.**, its successors and assigns, was the original Beneficiary under that certain Deed of Trust dated **3/17/2018** and recorded on **3/21/2018**, instrument number **2018-031488**, Book N/A, Page N/A of the Official Records in the office of the Recorder of **San Joaquin**, California and 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

Customer Name : Alero Mack  
 Customer Company Name : Al Mack  
 Prepared On : 12/02/2022