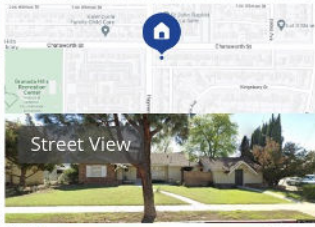


# 16554 Chatsworth St



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3 bd | 2 ba | 1,609 sqft

16554 Chatsworth St, Granada Hills, CA 91344

**Sold: \$675,000** | Sold on 04/12/22 | Zestimate®: **\$920,700**

Est. refi payment: \$3,860/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)



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[Unlock owner dashboard](#)

## Home value

  
Zestimate  
**\$920,700**



[Zestimate range](#)

**\$856,000 - \$985,000**



Last 30-day change

**-\$5,053 (-0.5%)**



[Zestimate per sqft](#)

**\$572**

RECORDING REQUESTED BY:

AND WHEN RECORDED TO:  
Monika Roberts Malone  
7 Chuckwagon Road  
Rolling Hills, CA 90274

Forward Tax Statements to address:  
Same as above

[SPACE ABOVE LINE FOR RECORDER'S USE ONLY]

TS #: 20-60727

Order #: 1464303CAD  
APN: 2679-001-001

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 2679-001-001

City Transfer tax \$3,037.50  
County Transfer Tax: \$ 742.50

"THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3"

The Grantee Herein was not The Foreclosing Beneficiary.  
The Amount of The Unpaid Debt was \$332,210.77  
The Amount Paid By The Grantee was \$675,000.00  
Said Property Is In The City of Los Angeles, County of Los Angeles

ZBS Law, LLP, 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 Monika Roberts Malone, as her sole and separate property (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:

Situated in the County of Los Angeles, State of California:

Lot 19 of Tract No. 22803 as per Map recorded in Book 610, Pages 51-55 of Maps in the Office of the County Recorder of said County.

Property Address: 16554 CHATSWORTH ST., GRANADA HILLS, California 91344-6704

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by DONALD G. AUGUSTINE SR AND MARGARET AUGUSTINE, TRUSTEE OF THE MARGARET AUGUSTINE LIVING TRUST, UTD, FEB 21, 2012, MARGARET AUGUSTINE as Trustor, dated 3/14/2013 of the Official Records in the office of the Recorder of Los Angeles, 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 3/22/2013, as Instrument No. 20130431697, of Official records.