

22811 Cypress Dr

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Public View

Owner View

Seller represented by:

Aleem Bilwani with Realty Plus

Buyer represented by:

RASHID HAKIM with Sparkle Realty



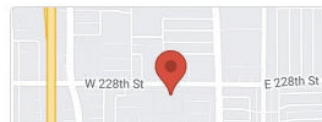
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Sold on August 30, 2022

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Phone

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

AND WHEN RECORDED TO:
LATIF AHMAD
16088 HIGHLAND PASS CIR
CHINO HILLS, CA 91709

Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

Trustee Sale No.: 2021-1503

TRUSTEE'S DEED UPON SALE

A.P.N.: 7363-011-077

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 | \$7,032.41 |
| 3) The Amount Paid By The Grantee at the trustee sale was | \$9,000.00 |
| 4) The documentary transfer tax is | \$9.90 |
| 5) Said Property is located in the City of Carson, 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: ALLCITY REALESTATE INC.

(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:
22811 CYPRESS DRIVE, CARSON CA 90745

And legally described as follows:

Parcel 1: Lot 100 of Tract No. 52281, in the City of Carson, County of Los Angeles State of California, as per Map recorded in Book, 1235, Pages 64 through 74 inclusive of Maps, in the Office of the County Recorder of said County.

Except therefrom as appropriate, for the benefit of grantor as declarant under the Declaration described below and grantor's successors and assigns (with the right to grant and transfer same) exclusive and non-exclusive easements for use, enjoyment, access, ingress, egress, utilities (including without limitation sewer and cable) encroachment, maintenance, repair, drainage, support and for other purposes, all as and to the extent described and provided for in that certain Master Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Sea Country-the Villages ("Declaration") recorded on June 14, 1999 as Instrument No. 99-1084861 Official Records and any amendments thereto.

Parcel 2: Exclusive (if and only if required by public utility companies for utilities) and non-exclusive easements, delegations and/or rights for use, enjoyment, access, ingress, egress, encroachment, maintenance, repair, drainage, support and for other purposes, all as and to the extent described and provided for in the Declaration and in that certain Deed of non-exclusive park and access easements ("deed of non-exclusive easement") identified in Section 8.34 of the Declaration and recorded on June 24, 1999 as Instrument No. 99-1153536 Official Records which easements and rights shall be (I) subject to the provisions and limitations with respect thereto as set forth in the declaration and/or the deed of non-exclusive easements, as the case may be, and (II) appurtenant to Parcel 1 above and shall pass with title thereto and as and to the extent provided for in the Declaration and/or the Deed of non-exclusive easements as the case may be.

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

Customer Name : Alero Mack
Customer Company Name : Al Mack
Prepared On : 12/09/2022