315 W Buist Ave, Phoenix, AZ 85041-9006 (Foreclosure)

Maricopa Assessor Parcel # 300-60-067

Foreclosure Information

Auction Information

Trustee Sale Number: AZ-22-943867-AB
Auction Date: 04/25/2023 10:00 AM
Location: Court House
Last Updated: 02/01/2023 06:16 PM

Opening Bid:
Estimated Value:
Estimated Percent Gain: %

Mortgage Amount: $36,000

Recorder

Original Owner: MARGARITO S CORONA

Deed of Trust: 07/16/2010
DT Document #: 20100607790

Notice Date: 01/17/2023
Notice Document #: 20230026393

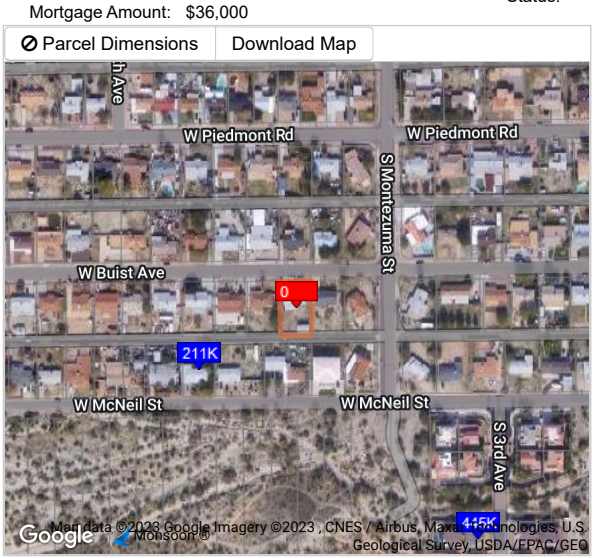
Deed Type: Notice of Trustee Sale
Status: Pending

Beneficiary

SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PL STE 500
GREENVILLE, SC 29601

Trustee

QUALITY LOAN SERVICE CORP
2763 CAMINO DEL RIO SOUTH
SAN DIEGO, CA 92108
8666457711



Sold | Pending | Off Market
Active | Cancelled | Foreclosure
UCB | Expired | Coming Soon

Property Information

Property Owner	ESTATE OF KRISTINE L VILLA
Property Address	315 W Buist Ave Phoenix, AZ 85041-9006 Maricopa County
Tax Mailing Address	Estate Of Kristine L Villa 315 W Buist Ave Phoenix, AZ 85041-9006
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Legal Class	(03-01) OWNER OCCUPIED RESID
Lot/Block/Tract	75/-/-
MCR Number	004714

Area Information

Subdivision	SOUTH MOUNTAIN HEIGHTS ANNEX 18-43, 78-103
Section/Town/Range	8/1S/3E
Census Tract	116732
Census Block	2002
Latitude	33.358421758173
Longitude	-112.079688631856
Tax Area	661300
Tax Municipality	Phoenix
School Districts	Roosevelt Elementary District#66 Phoenix Union High School District#210

Legal Description

Abbr. Legal Description	LOT 75 SOUTH MOUNTAIN HEIGHTS ANNEX 18-43, 78-103 MCR 004714
Full Legal Description	SOUTH MOUNTAIN HTS ANNEX

Land Areas

Lot

Size: 0.242 acres / 10,528 sqft

County Zone

[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%

City Zone

[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus): 100%

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information

Rooms: 5
Bathroom Fixtures: 6
Living Area: 1,186 sqft
Year Built: 1959
Stories: S

Construction

Roof Material: ASPHALT SHINGLE
Heat: YES
Construction: 8" PAINTED BLOCK
Added Attached: None

Additional Features

A/C: REFRIGERATION
Patio: COVERED
Covered Parking: CARPORT - 1
Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
01/20/2023	ESTATE OF KRISTINE L VILLA	KRISTINE L VILLA	$0	$0	$0	Deed			20230033390
02/05/2018	KRISTINE L VILLA	ELEANOR C CORONA	$0	$0	$0	Decree Of Distribution With Real Property			20180088470
12/08/2016	MARGARITO S & ELEANOR C CORONA	MARGARITO S CORONA	$0	$0	$0	Quit Claim			20160906826
07/16/2010	MARGARITO S CORONA	KRISTINE L VILLA	$45,000	$9,000	$36,000	Warranty	Fannie/Freddie		20100607788
07/16/2010	KRISTINE L VILLA	ROJELIO J VILLA	$0	$0	$0	Quit Claim			20100607787
08/19/2008	KRISTINE L VILLA	PEARL Y HERNANDEZ	$0	$0	$0	Quit Claim			20080721972
08/19/2008	PEARL Y HERNANDEZ	ROGELIO J VILLA	$0	$0	$0	Quit Claim			20080721971

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
05/11/2006	ROJELIO J VILLA KRISTINE L VILLA	ROBERT W & LUCILLE W LINGENFELTER	$202,000	$500	$161,600	Warranty	Fannie/Freddie		20060642510
12/25/1958	ROBERT W & LUCILLE W LINGENFELTER		$0	$0	$0	Deed			0647 7-0092

Loan Origination History: $

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
07/16/2010	CORONA,MARGARITO S	J P MORGAN CHASE BANK	$36,000	Fannie/Freddie	20100607790

Subdivision - SOUTH MOUNTAIN HEIGHTS ANNEX 18-43, 78-103

Subdivision Details

Improved Lots: 126
Year Built Range: 1948 - 2000
With Pool: 12 (10%)

Stories

Single Story: 125
Multiple Story: 1

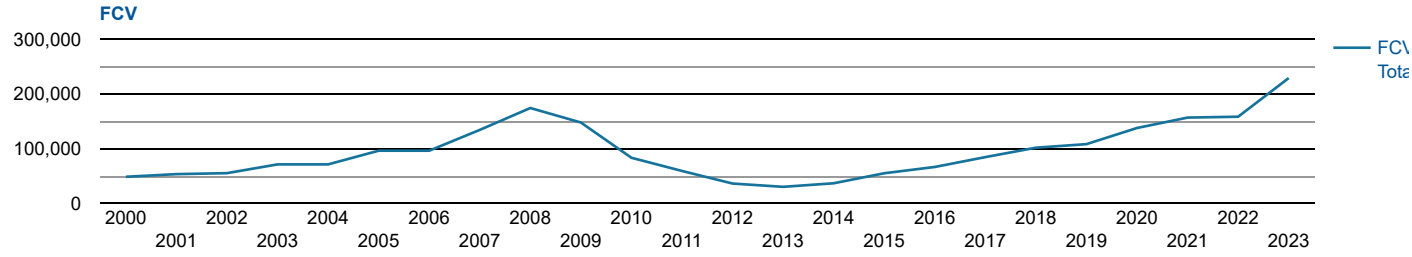
Average House

Sqft: 1,534
Lot Sqft: 10,262
Fixtures: 5

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)

	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improvement	$86,400	$110,000	$125,200	$126,500	$183,000
FCV Land	$21,600	$27,500	$31,300	$31,600	$45,700
FCV Total	$108,000	$137,500	$156,500	$158,100	$228,700
FCV YoY Change	6%	27%	14%	1%	45%
Assessed FCV	$10,800	$13,750	$15,650	$15,810	$22,870
LPV Total	$42,118	$44,224	$46,435	$48,757	$51,195
State Aid	$75	$77	$78	$84	$0
Tax Amount	$694	$719	$728	$706	$0



Flood Information

Map Number: 04013C2680L
Map Date: 2013-10-16
Panel: 2680L
FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.