#### 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 04/25/2023 10:00 AM Auction Date: Location: Court House Last Updated: 02/01/2023 06:16 PM Opening Bid:

Estimated Value: Estimated Percent Gain: % Original Owner: MARGARITO S CORONA

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

Recorder

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

Deed Type: Status: Pending

Notice of Trustee Sale

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



Cancelled

Expired

# **Property Information Property Owner**

**Property Address** 

ESTATE OF KRISTINE L VILLA

315 W Buist Ave Phoenix, AZ 85041-9006

Maricopa County

Tax Mailing Estate Of Kristine L Villa 315 W Buist Ave Phoenix, AZ 85041-9006 Address

(0131) SFR GRADE 010-3 **Property Type** ÙRBÁN SUBDIV

Legal Class (03-01) OWNER OCCUPIED RESID

Lot/Block/Tract 75/-/-

MCR Number 004714 Area Information

SOUTH MOUNTAIN Subdivision HEIGHTS ANNEX 18-43,

78-103

Section/Town/Range 8/1S/3E

116732 **Census Tract** 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**

Active

**UCB** 

Lot County Zone Size: 0.242 acres / 10,528 sqft [R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100% City Zone

A/C:

[R1-6] Single Family Residence (Density Range Of 5 100%

REFRIGERATION

To 5.5 Or 6.5 W/Bonus):

Structure:

Structure Information

Bathroom Fixtures: 6

Living Area:

Year Built:

Stories

(0131) SFR GRADE 010-3 URBAN SUBDIV

1.186 sqft

1959

S

Construction

CLASS R3, AVERAGE

Heat:

Foreclosure

Coming Soon

Roof Material: ASPHALT SHINGLE

Class::

YES

Added Attached: None

8" PAINTED BLOCK Construction:

Patio: COVERED

**Additional Features** 

Covered Parking: CARPORT - 1 Added Detached: None

2 Deed History

			Sale						
Sale Date	Buyer	Seller	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	¢ο	\$0	\$0	Decree Of Distribution			20180088470
			\$0			With Real Property			
12/08/2016	MARGARITO S &	MARGARITO S CORONA	\$0	\$0	\$0	Quit Claim			20160906826
	ELEANOR C CORONA								
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						
Sale Date	Buyer	Seller	Price	Down	Mortgage	Deed	Financing	Transaction	Doc#
05/11/2006	ROJELIO J VILLA	ROBERT W & LUCILLE W	\$202,000	\$500	\$161,600	Warranty	Fannie/Freddie		20060642510
	KRISTINE L VILLA	LINGENFELTER					i allille/i redule		
12/25/1958	ROBERT W & LUCILLE W		\$0	\$0	\$0	Deed			0647 7-0092
	LINGENFELTER		ΦΟ						0041 1-0092

**Loan Origination History: \$** 

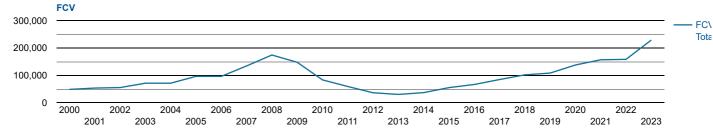
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
07/16/2010	CORONA,MARGARITO S	J P MORGAN CHASE BANK	\$36,000	Fannie/Freddie	20100607790

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

Subdivision Details	Stories	Average House
Improved Lots: 126	Single Story: 125	Sqft: 1,534
Year Built Range: 1948 - 2000	Multiple Story: 1	Lot Sqft: 10,262
With Pool: 12 (10%)		Fixtures: 5

### Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Propositi	ion 117 (2012) (LPV) Year over \	Year (YoY)		
	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improvement FCV Land	\$86,400	\$110,000	\$125,200	\$126,500	\$183,000
	\$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 Tax Amount	\$75	\$77	\$78	\$84	\$0
rax Amount	\$694	\$719	\$728	\$706	\$0



### **♦** Flood Information

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

(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.

Tota