

7940 DIXIE LN, SOLANA BEACH, CA 92075

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 2002	Zoning R1	APN 267-200-33-00
Beds 4	Units 1	Radar ID P176E1CC
Baths 5.5	Rooms 0	Subdivision CO SD TCT 5073-4
Sq Ft 5,573	Garage Yes / 3	Census 017030
Lot Sq Ft 0	Pool No	Tract 14199
Lot Acres 0	Fireplace No	Lot 252
Stories 0	HVAC No	
Legal LOT 252 TR 14199		

Tax Assessment

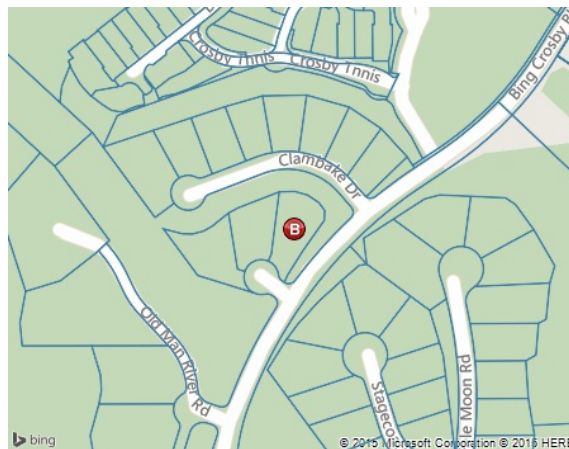
Total Value \$1,434,482	Year Assessed 2014
Land Value \$512,315	Annual Taxes \$22,009
Improvements \$922,167	Est. Tax Rate 1.5%
Owner Exempt No	Tax Rate Area 87144

Market Value and Rent

Estimated Value	\$2,182,770	\$392/sf as of 10/18/2011	0% confidence
Comp. Sales	\$2,376,990	\$427/sf as of Today	\$1,279k - \$3,000k
Comp. Listings	\$2,576,515	\$462/sf as of Today	\$1,250k - \$3,699k
Comp. Rent	\$8,315	\$1.49/sf as of Today	\$4,150 - \$11,000
HUD FM Rent	\$2,678	\$0.48/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		3/3/2014	83646	Grantor Grantee	WOLF FIRM US BANK NA SERIES 2006-4	\$2,436,725



Status

Est. Value \$2,182,770	Listed for Sale No
Loan Balance \$3,125,634 143%	In Foreclosure Bank Owned
Equity -\$942,864 -43%	Owner Occupied No

Ownership & Mailing Address

Transfer Date 3/3/2014	US BANK NA SERIES 2006-4 TR
Purchase Amt \$2,436,725	PO BOX 5000
Down Payment	RANCHO SANTA FE, CA 92067
Transfer Type TrusteesDeed-Reo	

Foreclosure Details

Stage Bank Owned	TS # 12-1507-11
Sale Date 2/24/2014	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Bankruptcy	
Prior Sale Date 1/27/2014	Orig Sale Date 4/25/2013
Published Bid \$2,219,960	
Opening Bid \$2,436,726	
Winning Bid \$2,436,726	

LOAN

Recorded On 5/30/2006	Doc # 377318
Amount \$2,000,000	Position 2r

NOTICE

Recorded On 3/27/2013	Doc # 192253
Trustee WOLF FIRM 714-573-1965	Lender US BANK NA SERIES 2006-4 (CE)

7133 TERN PL, CARLSBAD, CA 92011

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1992	Zoning R1	APN 215-591-43-00
Beds 4	Units 1	Radar ID P11603EA
Baths 3.5	Rooms 0	Subdivision
Sq Ft 3,510	Garage Yes / 3	Census 017808
Lot Sq Ft 0	Pool Yes	Tract 16304
Lot Acres 0	Fireplace No	Lot 29
Stories 0	HVAC No	
Legal PAR 29 TR 16304		

Tax Assessment

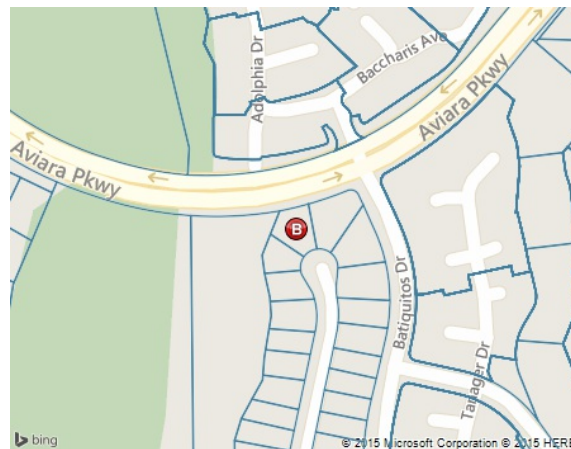
Total Value \$900,000	Year Assessed 2014
Land Value \$450,000	Annual Taxes \$10,348
Improvements \$450,000	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 9027

Market Value and Rent

Estimated Value	\$1,133,469	\$323/sf as of 6/30/2015	75% confidence
Comp. Sales	\$1,261,996	\$360/sf as of Today	\$875k - \$1,718k
Comp. Listings	\$1,266,780	\$361/sf as of Today	\$899k - \$1,895k
Comp. Rent	\$5,419	\$1.54/sf as of Today	\$3,300 - \$6,250
HUD FM Rent	\$2,678	\$0.76/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed	1	10/3/2014	430261	Grantor Grantee	QUALITY LOAN SVC CORP WELLS FARGO BANK NA 20	\$1,237,436



Status

Est. Value \$1,133,469	Listed for Sale No
Loan Balance \$46,072 4%	In Foreclosure Bank Owned
Equity \$1,087,397 96%	Owner Occupied No

Ownership & Mailing Address

Transfer Date 10/3/2014	WELLS FARGO BANK NA 2006-12 TR
Purchase Amt \$1,237,436	
Down Payment	
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # CA-12-525137-VF
Sale Date 9/16/2014	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Beneficiary Request	
Prior Sale Date 8/15/2014	Orig Sale Date 10/17/2013
Published Bid \$1,200,626	
Opening Bid \$1,237,436	
Winning Bid \$1,237,436	

LOAN

Recorded On 11/2/2006	Doc # 779646
Amount \$1,060,000	Position 2r

NOTICE

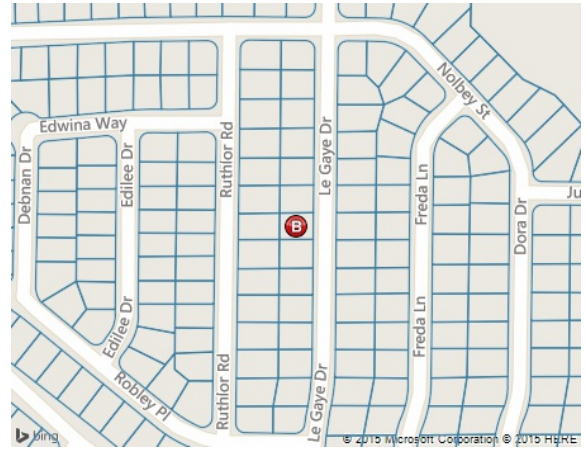
Recorded On 9/20/2013	Doc # 576943
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Trustee QUALITY LOAN SERVICE CORP 714-573-1965	Lender WELLS FARGO BK N #2006-12 (CE)
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1652 LEGAYE DR, CARDIFF BY THE SEA, CA 92007

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1961	Zoning R1	APN 260-475-07-00
Beds 3	Units 1	Radar ID P1494218
Baths 2	Rooms 0	Subdivision POINSETTIA HEIGHTS UNIT 03
Sq Ft 1,324	Garage Yes / 2	Census 017404
Lot Sq Ft 6,000	Pool No	Tract 4507
Lot Acres 0.1	Fireplace No	Lot 118
Stories 0	HVAC No	
Legal LOT 118 TR 4507		



Tax Assessment

Total Value \$149,336	Year Assessed 2014
Land Value \$55,413	Annual Taxes \$2,351
Improvements \$93,923	Est. Tax Rate 1.6%
Owner Exempt No	Tax Rate Area 19006

Status

Est. Value \$742,779	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$742,779	100% Owner Occupied No

Market Value and Rent

Estimated Value	\$742,779	\$561/sf	as of 6/30/2015	83% confidence
Comp. Sales	\$804,122	\$607/sf	as of Today	\$350k - \$1,478k
Comp. Listings	\$872,145	\$659/sf	as of Today	\$515k - \$1,499k
Comp. Rent	\$3,711	\$2.80/sf	as of Today	\$1,950 - \$7,950
HUD FM Rent	\$2,198	\$1.66/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		2/20/2014	68498	Grantor Grantee	RECONTRUST CO ARLP TRUST 3	\$720,000

Ownership & Mailing Address

Transfer Date 2/20/2014	ARLP TRUST 3
Purchase Amt \$720,000	1800 TAPO CANYON RD
	SIMI VALLEY, CA 93063
Down Payment	
Transfer Type	

Foreclosure Details

Stage Bank Owned	TS # 2011-0115546
Sale Date 2/10/2014	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 2/10/2014
Published Bid \$883,334	
Opening Bid \$720,000	
Winning Bid \$720,000	

LOAN

Recorded On 12/15/2005	Doc # 1076391
Amount \$620,000	Position 1r

NOTICE

Recorded On 1/21/2014	Doc # 24832
Trustee RECONTRUST CO NA 800-281-8219	Lender NO LENDER ON DOCUMENT

7455 HILLSIDE DR, LA JOLLA, CA 92037

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1940	Zoning 1	APN 352-141-07-00
Beds 5	Units 1	Radar ID P19B130C
Baths 6.5	Rooms 0	Subdivision LA JOLLA HILLS UN 02
Sq Ft 6,263	Garage Yes / 3	Census 008303
Lot Sq Ft 18,560	Pool Yes	Tract 2087
Lot Acres 0.4	Fireplace No	Lot B
Stories 0	HVAC No	
Legal POR LOT B TR 2087		

Tax Assessment

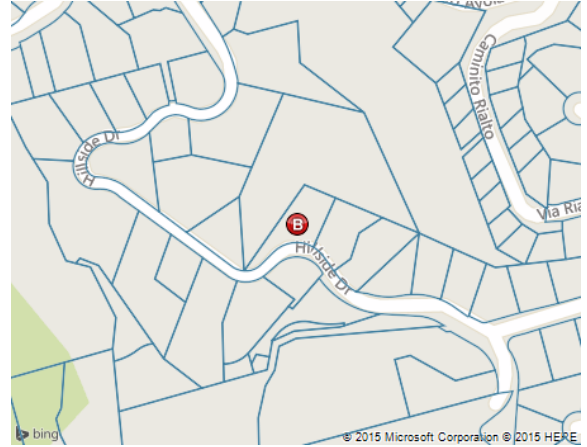
Total Value \$3,500,000	Year Assessed 2014
Land Value \$2,000,000	Annual Taxes \$41,295
Improvements \$1,500,000	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 8001

Market Value and Rent

Estimated Value	\$2,848,474	\$455/sf as of 6/30/2015	35% confidence
Comp. Sales	\$5,967,361	\$953/sf as of Today	\$1,175k - \$11,500k
Comp. Listings	\$7,395,181	\$1,181/sf as of Today	\$1,750k - \$17,900k
Comp. Rent	\$27,501	\$4.39/sf as of Today	\$4,250 - \$48,000
HUD FM Rent	\$2,678	\$0.43/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		3/21/2014	111521	Grantor Grantee	WITKIN & EISINGER LLC 7455 NOTE LLC	\$4,750,000



Status

Est. Value \$2,848,474	Listed for Sale Yes
Loan Balance \$3,581,984 126%	In Foreclosure Bank Owned
Equity -\$733,510 -26%	Owner Occupied No

Ownership & Mailing Address

Transfer Date 3/21/2014	7455 NOTE LLC
Purchase Amt \$4,750,000	2032 VIA CASA ALTA
	LA JOLLA, CA 92037
Down Payment	
Transfer Type NonMarket-Trust	

Listing Details

Listing Type REO	Listed Price \$17,900,000
Listing Date 6/15/2015	Days on Market 42
Status Active	Listing ID 150032641
Listed By Maxine Gellens	Berkshire Hathaway HomeService

Foreclosure Details

Stage Bank Owned	TS # D2013-0669-CKE
Sale Date 3/17/2014	Sale Time 10:30 AM
Sale Place 321 N NEVADA ST, OCEANSIDE	
Postponed For Original	
Prior Sale Date	Orig Sale Date 3/17/2014
Published Bid \$9,057,646	
Opening Bid \$4,750,000	
Winning Bid \$4,750,000	

LOAN

Recorded On 12/30/2005	Doc # 1120822
Amount \$5,775,000	Position 1r

NOTICE

Recorded On 2/7/2014	Doc # 52819
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Trustee WITKIN & EISINGER LLC 714-480-5690	Lender 7455 NOTE LLC
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5725 CAPE JEWELS TRL, SAN DIEGO, CA 92130

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 305-181-08-00
Beds 4	Units 0	Radar ID P17867AC
Baths 2.5	Rooms 0	Subdivision PACIFIC HIGHLANDS RANCH UNIT 1
Sq Ft 2,453	Garage Yes / 2	Census 008328
Lot Sq Ft 0	Pool No	Tract 14817
Lot Acres 0	Fireplace No	Lot 20
Stories 0	HVAC No	
Legal LOT 20 TR 14817		

Tax Assessment

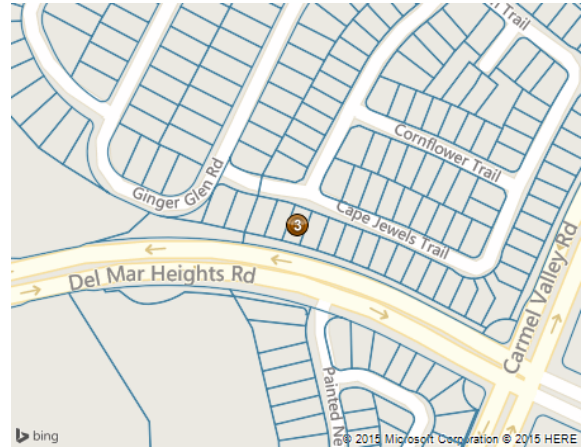
Total Value \$925,000	Year Assessed 2014
Land Value \$501,000	Annual Taxes \$13,691
Improvements \$424,000	Est. Tax Rate 1.5%
Owner Exempt No	Tax Rate Area 8229

Market Value and Rent

Estimated Value	\$973,618	\$397/sf	as of 6/30/2015	92% confidence
Comp. Sales	\$1,041,615	\$425/sf	as of Today	\$895k - \$1,305k
Comp. Listings	\$1,012,726	\$413/sf	as of Today	\$788k - \$1,225k
Comp. Rent	\$4,222	\$1.72/sf	as of Today	\$3,500 - \$7,500
HUD FM Rent	\$2,678	\$1.09/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		3/19/2015	128317	Grantor Grantee	AZTEC FORECLOSURE COF Z089370,IRA	\$853,109



Status

Est. Value \$973,618	Listed for Sale No
Loan Balance \$0	0% In Foreclosure 3rd Owned
Equity \$973,618	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 3/19/2015	Z089370,IRA
Purchase Amt \$853,109	19782 MACARTHUR BLVD STE 215
	IRVINE, CA 92612

Down Payment

Transfer Type **NonMarket-Trust**

Foreclosure Details

Stage 3rd Owned	TS # 12-518802
Sale Date 3/10/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Bankruptcy	
Prior Sale Date 2/10/2015	Orig Sale Date 4/3/2014
Published Bid \$1,079,480	
Opening Bid \$853,110	
Winning Bid \$853,110	

LOAN

Recorded On 7/17/2006	Doc # 500680
Amount \$704,319	Position 1r

NOTICE

Recorded On 3/12/2014	Doc # 96893
Trustee AZTEC FORECLOSURE CORP 714-573-1965	Lender FIRST FED'L BK/CA

2570 DOGWOOD RD, CARLSBAD, CA 92009

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 213-170-19-00
Beds 5	Units 0	Radar ID P149AD9C
Baths 4.5	Rooms 0	Subdivision CARLSBAD MAP COURT 02-14 UN 05
Sq Ft 4,608	Garage Yes / 3	Census 020013
Lot Sq Ft 0	Pool No	Tract 14776
Lot Acres 0	Fireplace No	Lot 355
Stories 0	HVAC No	
Legal LOT 355 TR 14776		

Tax Assessment

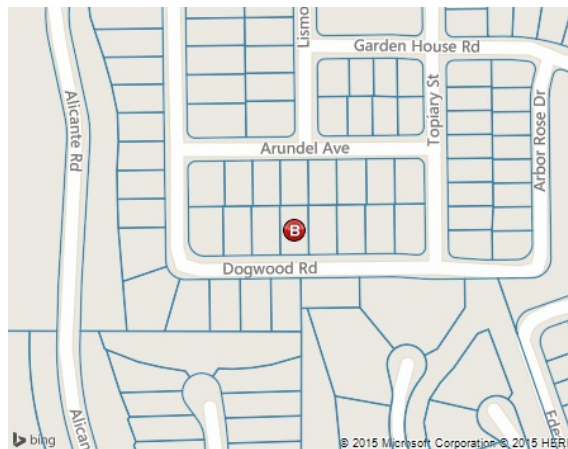
Total Value \$1,000,000	Year Assessed 2014
Land Value \$451,000	Annual Taxes \$12,739
Improvements \$549,000	Est. Tax Rate 1.3%
Owner Exempt No	Tax Rate Area 9199

Market Value and Rent

Estimated Value	\$1,292,209	\$280/sf as of 6/30/2015	87% confidence
Comp. Sales	\$1,465,307	\$318/sf as of Today	\$800k - \$1,635k
Comp. Listings	\$1,467,418	\$318/sf as of Today	\$875k - \$2,149k
Comp. Rent	\$5,907	\$1.28/sf as of Today	\$3,400 - \$8,500
HUD FM Rent	\$2,678	\$0.58/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed	4/22/2014	158967	Grantor Grantee	ALAW US BANK NA SERIES 2006-		\$1,173,636



Status

Est. Value \$1,292,209	Listed for Sale Yes
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$1,292,209	100% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 4/22/2014	US BANK NA SERIES 2006-AR7 TR
Purchase Amt \$1,173,636	2570 DOGWOOD RD
	CARLSBAD, CA 92009
Down Payment	
Transfer Type TrusteesDeed-Res	

Listing Details

Listing Type REO	Listed Price \$1,118,000
Listing Date 7/23/2015	Days on Market 4
Status Active	Listing ID 150040354
Listed By Scott Varley	Excel Properties

Foreclosure Details

Stage Bank Owned	TS # 747324CA
Sale Date 4/17/2014	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 4/17/2014
Published Bid \$1,165,910	
Opening Bid \$1,173,637	
Winning Bid \$1,173,637	

LOAN

Recorded On 4/27/2006	Doc # 297686
Amount \$903,800	Position 1r

NOTICE

Recorded On 3/25/2014	Doc # 115208
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Trustee ALAW	Lender WASHINGTON MUTUAL BK
714-730-2727	FA

7124 AVIARA DR, CARLSBAD, CA 92011

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1998	Zoning R1	APN 215-610-10-00
Beds 5	Units 1	Radar ID P1084BA6
Baths 4	Rooms 0	Subdivision CARLSBAD TR 85-35 PH 01 UNIT D
Sq Ft 4,828	Garage Yes / 3	Census 017808
Lot Sq Ft 0	Pool No	Tract 12412
Lot Acres 0	Fireplace No	Lot 242
Stories 0	HVAC No	
Legal LOT 242 TR 12412		

Tax Assessment

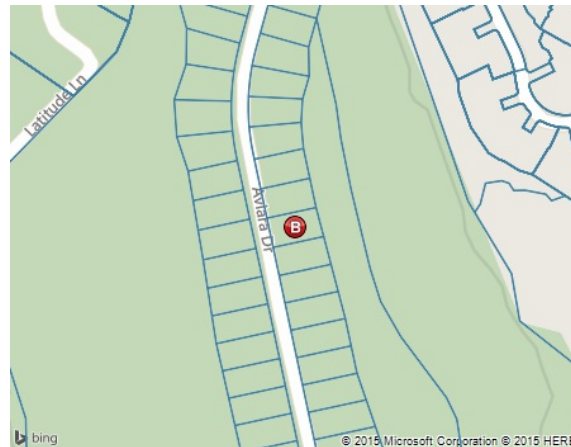
Total Value \$1,700,000	Year Assessed 2014
Land Value \$848,000	Annual Taxes \$18,897
Improvements \$852,000	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 9027

Market Value and Rent

Estimated Value	\$1,910,290	\$396/sf as of 6/30/2015	73% confidence
Comp. Sales	\$1,695,159	\$351/sf as of Today	\$825k - \$2,280k
Comp. Listings	\$1,716,962	\$356/sf as of Today	\$915k - \$1,895k
Comp. Rent	\$6,301	\$1.31/sf as of Today	\$3,495 - \$6,500
HUD FM Rent	\$2,678	\$0.55/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		10/6/2014	432145	Grantor Grantee	SAGE PT LENDER SVCS LL US BANK NA SERIES 2007-	\$1,379,280



Status

Est. Value \$1,910,290	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$1,910,290	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 10/6/2014	US BANK NA SERIES 2007-18N TR
Purchase Amt \$1,379,280	
Down Payment	
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # 2013-003977-F00
Sale Date 9/19/2014	Sale Time 9:00 AM
Sale Place 1380 HARBOR ISLAND DR, SAN DIEGO	
Postponed For Unknown	
Prior Sale Date 8/11/2014	Orig Sale Date 5/9/2014
Published Bid \$1,691,831	
Opening Bid \$1,379,280	
Winning Bid \$1,379,280	

LOAN

Recorded On 6/13/2007	Doc # 398748
Amount \$1,290,000	Position 1r

NOTICE

Recorded On 3/26/2014	Doc # 117447
Trustee	Lender
SAGE POINT LENDER SERVICES NATIONSTAR MTG LLC	
LLC	
800-280-2832	

8018 CALLE PINON, CARLSBAD, CA 92009

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 2001	Zoning R1	APN 255-302-23-00
Beds 4	Units 1	Radar ID P149DADD
Baths 4.5	Rooms 0	Subdivision CARLSBAD TCT 88 03 03
Sq Ft 2,987	Garage Yes / 3	Census 020016
Lot Sq Ft 0	Pool No	Tract 13636
Lot Acres 0	Fireplace No	Lot 946
Stories 0	HVAC No	
Legal LOT 946 TR 13636		

Tax Assessment

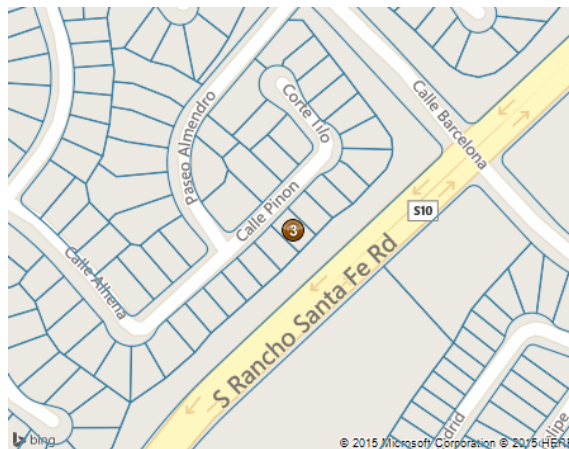
Total Value \$578,827	Year Assessed 2014
Land Value \$270,422	Annual Taxes \$7,179
Improvements \$308,405	Est. Tax Rate 1.2%
Owner Exempt Yes	Tax Rate Area 9186

Market Value and Rent

Estimated Value	\$955,400	\$320/sf	as of 6/30/2015	86% confidence
Comp. Sales	\$1,081,796	\$362/sf	as of Today	\$927k - \$1,718k
Comp. Listings	\$1,039,882	\$348/sf	as of Today	\$929k - \$1,599k
Comp. Rent	\$4,454	\$1.49/sf	as of Today	\$2,550 - \$6,000
HUD FM Rent	\$2,678	\$0.90/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		5/11/2015	234984	Grantor Grantee	CAL-WESTERN RECONVEY PINON,CALLE TRUST	\$791,000
Loan	1	5/15/2015	248623	Borrower Lender	PINON,CALLE TRUST JAMES L & CINDIE E WOLF	\$400,000



Status

Est. Value \$955,400	Listed for Sale Yes
Loan Balance \$399,519	42% In Foreclosure 3rd Owned
Equity \$555,881	58% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 5/11/2015	PINON,CALLE TRUST
Purchase Amt \$791,000	772 JAMACHA RD # 131
	EL CAJON, CA 92019
Down Payment	
Transfer Type TrusteesDeed-3rd	

Listing Details

Listing Type Market	Listed Price \$929,000
Listing Date 6/15/2015	Days on Market 42
Status Active	Listing ID 150037309
Listed By Natalie Klinefelter	Frontline Property Solutions

Foreclosure Details

Stage 3rd Owned	TS # 1306312-31
Sale Date 4/29/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Beneficiary Request	
Prior Sale Date 3/30/2015	Orig Sale Date 5/14/2014
Published Bid \$895,979	
Opening Bid \$696,795	
Winning Bid \$791,000	

LOAN

Recorded On 1/22/2008	Doc # 29477
Amount \$626,250	Position 1r

NOTICE

Recorded On 4/18/2014	Doc # 154579
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Trustee CAL-WESTERN RECONVEYANCE LLC	Lender NO LENDER ON DOCUMENT
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4424 HIGHLAND DR, CARLSBAD, CA 92008

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1970	Zoning R1	APN 206-192-27-00
Beds 3	Units 1	Radar ID P149F664
Baths 3.5	Rooms 0	Subdivision
Sq Ft 3,656	Garage Yes / 4	Census 017810
Lot Sq Ft 29,621	Pool Yes	Tract 11174
Lot Acres 0.7	Fireplace No	Lot 11
Stories 0	HVAC No	
Legal PAR A TR 11174		

Tax Assessment

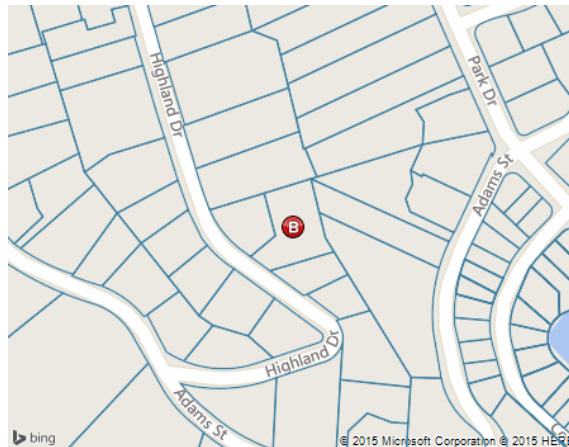
Total Value \$1,052,124	Year Assessed 2014
Land Value \$635,687	Annual Taxes \$11,282
Improvements \$416,437	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 9000

Market Value and Rent

Estimated Value	\$911,471	\$249/sf as of 6/30/2015	58% confidence
Comp. Sales	\$1,464,963	\$401/sf as of Today	\$515k - \$1,369k
Comp. Listings	\$1,285,197	\$352/sf as of Today	\$540k - \$1,350k
Comp. Rent	\$4,983	\$1.36/sf as of Today	\$1,300 - \$3,795
HUD FM Rent	\$2,198	\$0.60/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		5/22/2014	210378	Grantor Grantee	CAL-WESTERN RECONVEYANCE LLC PRIMESTAR-H FUND I TRU	\$1,670,913
Quitclaim Deed		6/30/2014	270229	Grantor Grantee	PRIMESTAR-H FUND I TRU PRIMESTAR FUND I INC TR	\$0



Status

Est. Value \$911,471	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$911,471	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 5/22/2014	PRIMESTAR FUND I INC TR
Purchase Amt \$1,670,913	PO BOX 447
Down Payment	ODESSA, FL 33556
Transfer Type TrusteesDeed-Reo	

Foreclosure Details

Stage Bank Owned	TS # 1381396-20
Sale Date 5/15/2014	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Bankruptcy	
Prior Sale Date 5/8/2014	Orig Sale Date 5/8/2014
Published Bid \$1,671,185	
Opening Bid \$1,670,914	
Winning Bid \$1,670,914	

LOAN

Recorded On 6/1/2007	Doc # 370507
Amount \$1,175,000	Position 1r

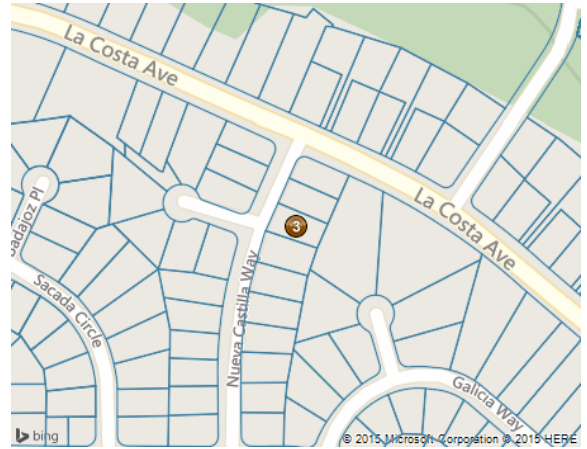
NOTICE

Recorded On 4/21/2014	Doc # 156687
Trustee CAL-WESTERN RECONVEYANCE LLC 619-590-1221	Lender NO LENDER ON DOCUMENT

7612 NUEVA CASTILLA WAY, CARLSBAD, CA 92009

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1979	Zoning R1	APN 216-180-03-00
Beds 3	Units 1	Radar ID P14962D5
Baths 2.5	Rooms 0	Subdivision LA COSTA SOUTH UN #1
Sq Ft 2,275	Garage Yes / 2	Census 020016
Lot Sq Ft 0	Pool No	Tract 6117
Lot Acres 0	Fireplace No	Lot 66
Stories 0	HVAC No	
Legal LOT 66 TR 6117		



Tax Assessment

Total Value \$336,763	Year Assessed 2014
Land Value \$109,443	Annual Taxes \$3,910
Improvements \$227,320	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 9046

Status

Est. Value \$751,891	Listed for Sale No
Loan Balance \$0	0% In Foreclosure 3rd Owned
Equity \$751,891	100% Owner Occupied No

Market Value and Rent

Estimated Value	\$751,891	\$331/sf as of 6/30/2015	76% confidence
Comp. Sales	\$809,698	\$356/sf as of Today	\$547k - \$925k
Comp. Listings	\$859,106	\$378/sf as of Today	\$679k - \$925k
Comp. Rent	\$4,159	\$1.83/sf as of Today	\$2,675 - \$6,000
HUD FM Rent	\$2,198	\$0.97/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		3/6/2015	103936	Grantor Grantee	CAL-WESTERN RECONVEY/ SAGE HOME MORTGAGE LL	\$573,000

Ownership & Mailing Address

Transfer Date 3/6/2015	SAGE HOME MORTGAGE LLC
Purchase Amt \$573,000	1590 S COAST HWY STE 16
	LAGUNA BEACH, CA 92651
Down Payment	
Transfer Type NonMarket-Trust	

Foreclosure Details

Stage 3rd Owned	TS # 1332368-31
Sale Date 2/19/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Beneficiary Request	
Prior Sale Date 1/20/2015	Orig Sale Date 6/11/2014
Published Bid \$667,192	
Opening Bid \$568,769	
Winning Bid \$573,000	

LOAN

Recorded On 6/15/2004	Doc # 556028
Amount \$468,750	Position 1r

NOTICE

Recorded On 5/19/2014	Doc # 202988
Trustee CAL-WESTERN RECONVEYANCE LLC 619-590-1221	Lender NO LENDER ON DOCUMENT

6735 LUCIERNAGA PL, CARLSBAD, CA 92009

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1980	Zoning R2	APN 215-300-57-00
Beds 3	Units 1	Radar ID P149D2FD
Baths 2.5	Rooms 0	Subdivision LA COSTA MEADOWS 01
Sq Ft 2,526	Garage Yes / 2	Census 020014
Lot Sq Ft 33,977	Pool No	Tract 6800
Lot Acres 0.8	Fireplace No	Lot 206
Stories 0	HVAC No	
Legal DOC00-161767 IN PAR 2 PER PM 16668&IN LOT 206 TR 6800		

Tax Assessment

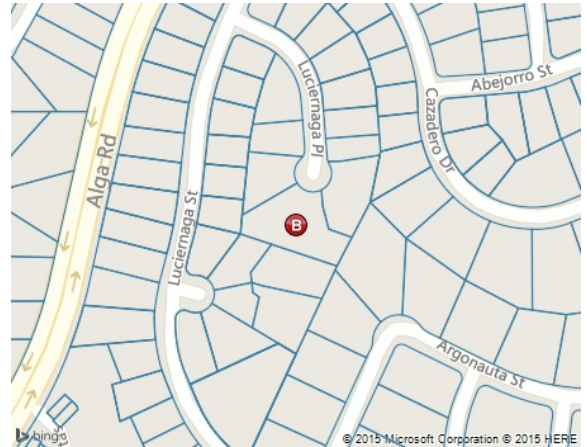
Total Value \$336,442	Year Assessed 2014
Land Value \$150,495	Annual Taxes \$3,976
Improvements \$185,947	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 9053

Market Value and Rent

Estimated Value	\$797,351	\$316/sf as of 6/30/2015	86% confidence
Comp. Sales	\$822,445	\$326/sf as of Today	\$583k - \$894k
Comp. Listings	\$891,342	\$353/sf as of Today	\$629k - \$1,650k
Comp. Rent	\$3,968	\$1.57/sf as of Today	\$2,100 - \$4,500
HUD FM Rent	\$2,198	\$0.87/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		7/3/2014	278935	Grantor Grantee	NDEX WEST LLC 6735 LUCIERNAGA PLACE T	\$675,500



Status

Est. Value \$797,351	Listed for Sale Yes
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$797,351	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 7/3/2014	6735 LUCIERNAGA PLACE TRUST
Purchase Amt \$675,500	1919 GRAND AVE # 21
	SAN DIEGO, CA 92109
Down Payment	
Transfer Type TrusteesDeed-Res	

Listing Details

Listing Type REO	Listed Price \$849,000
Listing Date 7/2/2015	Days on Market 25
Status Active	Listing ID 150036153
Listed By Don Rady	Value Real Estate

Foreclosure Details

Stage Bank Owned	TS # 20080134006962
Sale Date 6/23/2014	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 6/23/2014
Published Bid \$573,198	
Opening Bid \$575,030	
Winning Bid \$575,030	

LOAN

Recorded On 4/3/2006	Doc # 226455
Amount \$375,000	Position 1r

NOTICE

Recorded On 5/27/2014	Doc # 214602
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Trustee NDEX WEST LLC 916-939-0772	Lender NEW CENTURY MTG CORP
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652 STEVENS AVE, SOLANA BEACH, CA 92075

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1958	Zoning C	APN 298-131-25-00
Beds 4	Units 1	Radar ID P1529638
Baths 2	Rooms 0	Subdivision EDEN GARDENS LTS 01 02 03 09 1
Sq Ft 1,425	Garage No	Census 017304
Lot Sq Ft 0	Pool No	Tract 2148
Lot Acres 0	Fireplace No	Lot 10
Stories 0	HVAC No	
Legal /EXC NLY 1/3/ & /EXC SLY 50 FT/ LOT 10 BLK F TR 2148		

Tax Assessment

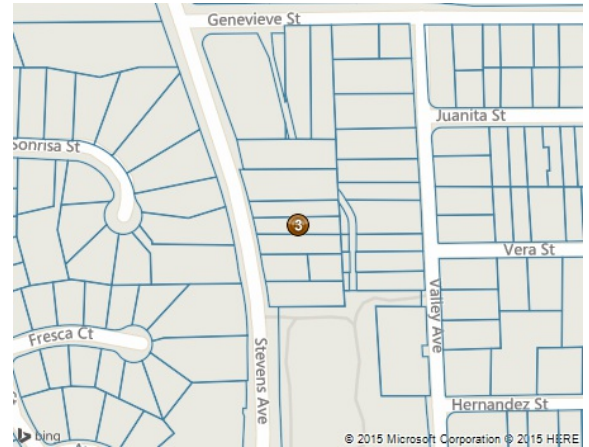
Total Value \$441,325	Year Assessed 2014
Land Value \$376,134	Annual Taxes \$5,265
Improvements \$65,191	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 18123

Market Value and Rent

Estimated Value	\$902,453	\$633/sf as of 6/30/2015	60% confidence
Comp. Sales	\$1,140,842	\$801/sf as of Today	\$305k - \$2,200k
Comp. Listings	\$1,016,079	\$713/sf as of Today	\$599k - \$2,350k
Comp. Rent	\$3,138	\$2.20/sf as of Today	\$1,950 - \$5,900
HUD FM Rent	\$2,678	\$1.88/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		4/1/2015	152633	Grantor Grantee	PLM LOAN MGMT SVCS INC JP MORGAN CHASE BK NA	\$305,006



Status

Est. Value \$902,453	Listed for Sale No
Loan Balance \$372,144	41% In Foreclosure 3rd Owned
Equity \$530,309	59% Owner Occupied No

Ownership & Mailing Address

Transfer Date 4/1/2015	JP MORGAN CHASE BK NA
Purchase Amt \$305,006	2141 5TH AVE
	SAN DIEGO, CA 92101
Down Payment	
Transfer Type Market	

Foreclosure Details

Stage 3rd Owned	TS # 201-065563
Sale Date 1/30/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Operation of Law	
Prior Sale Date 12/31/2014	Orig Sale Date 7/18/2014
Published Bid \$293,042	
Opening Bid \$305,005	
Winning Bid \$305,006	

LOAN

Recorded On 7/25/2006	Doc # 522217
Amount \$247,000	Position 3r

NOTICE

Recorded On 6/20/2014	Doc # 256051
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Trustee PLM LOAN MANAGEMENT SVCS INC 714-573-1965	Lender AMERICA W FUND
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6531 MIMULUS, RANCHO SANTA FE, CA 92091

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 2000	Zoning R1	APN 265-213-04-00
Beds 3	Units 1	Radar ID P1758D62
Baths 4	Rooms 0	Subdivision RANCHO SANTA FE
Sq Ft 4,702	Garage Yes / 3	Census 017106
Lot Sq Ft 48,787	Pool Yes	Tract 2089
Lot Acres 1.1	Fireplace No	Lot 77
Stories 0	HVAC No	
Legal LOT 77 TR 2089		

Tax Assessment

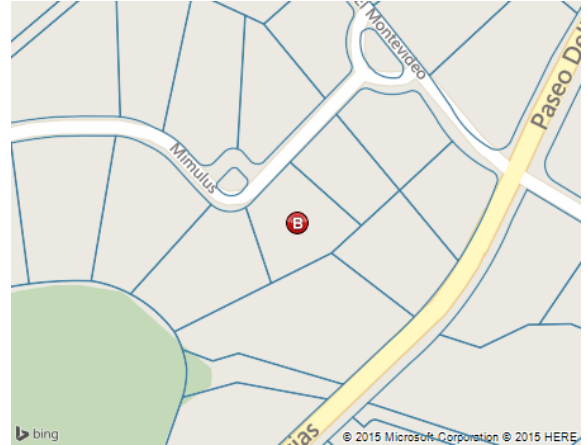
Total Value \$1,557,037	Year Assessed 2014
Land Value \$1,004,540	Annual Taxes \$17,568
Improvements \$552,497	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 71002

Market Value and Rent

Estimated Value	\$1,550,000	\$330/sf as of 4/9/2013	2% confidence
Comp. Sales	\$2,039,831	\$434/sf as of Today	\$1,200k - \$2,895k
Comp. Listings	\$2,426,777	\$516/sf as of Today	\$1,299k - \$2,995k
Comp. Rent	\$8,116	\$1.73/sf as of Today	\$3,500 - \$11,000
HUD FM Rent	\$2,198	\$0.47/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		9/19/2014	405547	Grantor Grantee	FIRST AMERICAN TITLE INS NIERMAN MIMULUS LP	\$1,200,000



Status

Est. Value \$1,550,000	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$1,550,000	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 9/19/2014	NIERMAN MIMULUS LP
Purchase Amt \$1,200,000	3900 5TH AVE STE 350
Down Payment	SAN DIEGO, CA 92103
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # 14444
Sale Date 9/4/2014	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 9/4/2014
Published Bid \$226,763	
Opening Bid \$1,000	
Winning Bid \$1,000	

LOAN

Recorded On 12/17/2013	Doc # 724670
Amount \$194,000	Position 4r

NOTICE

Recorded On 8/11/2014	Doc # 341450
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Trustee ACTION FORECLOSURE SVCS INC 714-573-1965	Lender PACIFIC HORIZON FIN'L INC
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3642 CHESHIRE AVE, CARLSBAD, CA 92010

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1987	Zoning R1	APN 167-501-65-00
Beds 3	Units 1	Radar ID P1497679
Baths 2.5	Rooms 0	Subdivision CARLSBAD TR 83-21 UNIT 01
Sq Ft 1,362	Garage Yes / 2	Census 019803
Lot Sq Ft 0	Pool No	Tract 11286
Lot Acres 0	Fireplace No	Lot 126
Stories 0	HVAC No	
Legal LOT 126 TR 11286		

Tax Assessment

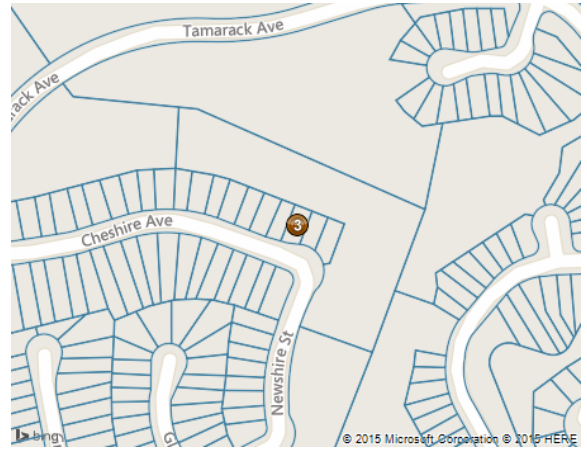
Total Value \$246,106	Year Assessed 2014
Land Value \$90,846	Annual Taxes \$2,625
Improvements \$155,260	Est. Tax Rate 1.1%
Owner Exempt Yes	Tax Rate Area 9013

Market Value and Rent

Estimated Value	\$487,821	\$358/sf as of 6/30/2015	87% confidence
Comp. Sales	\$426,717	\$313/sf as of Today	\$233k - \$695k
Comp. Listings	\$466,042	\$342/sf as of Today	\$325k - \$700k
Comp. Rent	\$1,942	\$1.43/sf as of Today	\$850 - \$2,795
HUD FM Rent	\$2,198	\$1.61/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		2/24/2015	81500	Grantor Grantee	MTC FINANCIAL INC EAGLE VISTA EQUITIES LLC	\$380,000



Status

Est. Value \$487,821	Listed for Sale Yes
Loan Balance \$0	0% In Foreclosure 3rd Owned
Equity \$487,821	100% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 2/24/2015	EAGLE VISTA EQUITIES LLC
Purchase Amt \$380,000	2015 MANHATTAN BEACH BLVD # 100
Down Payment	REDONDO BEACH, CA 90278
Transfer Type NonMarket-Other	

Listing Details

Listing Type Market	Listed Price \$489,900
Listing Date 7/17/2015	Days on Market 10
Status Active	Listing ID 150039480
Listed By Polly Watts	Maxim Properties

Foreclosure Details

Stage 3rd Owned	TS # CA08002236-14
Sale Date 1/30/2015	Sale Time 9:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Unknown	
Prior Sale Date 12/19/2014	Orig Sale Date 9/26/2014
Published Bid \$513,769	
Opening Bid \$230,000	
Winning Bid \$380,000	

LOAN

Recorded On 7/12/2005	Doc # 587181
Amount \$412,000	Position 1r

NOTICE

Recorded On 8/14/2014	Doc # 348716
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Trustee MTC FINANCIAL INC	Lender SCME MTG BANKERS INC
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6531 MIMULUS, RANCHO SANTA FE, CA 92091

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 2000	Zoning R1	APN 265-213-04-00
Beds 3	Units 1	Radar ID P1758D62
Baths 4	Rooms 0	Subdivision RANCHO SANTA FE
Sq Ft 4,702	Garage Yes / 3	Census 017106
Lot Sq Ft 48,787	Pool Yes	Tract 2089
Lot Acres 1.1	Fireplace No	Lot 77
Stories 0	HVAC No	
Legal LOT 77 TR 2089		

Tax Assessment

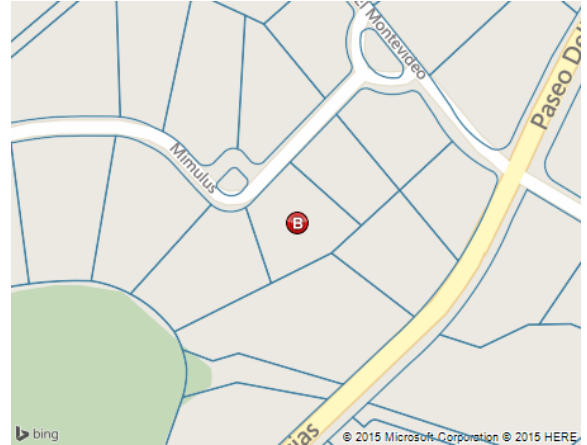
Total Value \$1,557,037	Year Assessed 2014
Land Value \$1,004,540	Annual Taxes \$17,568
Improvements \$552,497	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 71002

Market Value and Rent

Estimated Value	\$1,550,000	\$330/sf as of 4/9/2013	2% confidence
Comp. Sales	\$2,039,831	\$434/sf as of Today	\$1,200k - \$2,895k
Comp. Listings	\$2,426,777	\$516/sf as of Today	\$1,299k - \$2,995k
Comp. Rent	\$8,116	\$1.73/sf as of Today	\$3,500 - \$11,000
HUD FM Rent	\$2,198	\$0.47/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		9/19/2014	405547	Grantor Grantee	FIRST AMERICAN TITLE INS NIERMAN MIMULUS LP	\$1,200,000



Status

Est. Value \$1,550,000	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$1,550,000	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 9/19/2014	NIERMAN MIMULUS LP
Purchase Amt \$1,200,000	3900 5TH AVE STE 350
Down Payment	SAN DIEGO, CA 92103
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # 667838
Sale Date 9/17/2014	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Beneficiary Request	
Prior Sale Date 9/16/2014	Orig Sale Date 9/16/2014
Published Bid \$1,636,025	
Opening Bid \$1,200,000	
Winning Bid \$1,200,000	

LOAN

Recorded On 4/9/2013	Doc # 221941
Amount \$1,700,000	Position 1r

NOTICE

Recorded On 8/14/2014	Doc # 349051
Trustee FIRST AMERICAN TITLE INS CO	Lender DAVID E & DANIEL S NIERMAN
916-939-0772	

6311 EL MONTEVIDEO, RANCHO SANTA FE, CA 92067

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1984	Zoning R1	APN 265-191-28-00
Beds 4	Units 1	Radar ID P1763D36
Baths 4	Rooms 0	Subdivision
Sq Ft 12,311	Garage Yes / 7	Census 017106
Lot Sq Ft 175,982	Pool Yes	Tract 11523
Lot Acres 4.0	Fireplace No	Lot 1
Stories 0	HVAC No	
Legal PAR 1 TR 11523		

Tax Assessment

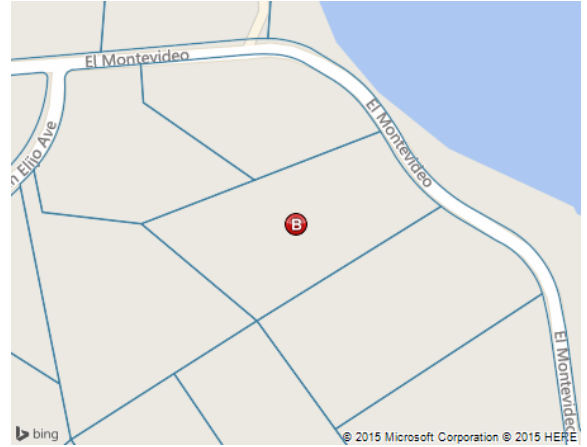
Total Value \$5,000,000	Year Assessed 2014
Land Value \$2,500,000	Annual Taxes \$54,354
Improvements \$2,500,000	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 71094

Market Value and Rent

Estimated Value	\$4,006,288	\$325/sf as of 10/18/2011	0% confidence
Comp. Sales	\$6,403,062	\$520/sf as of Today	\$1,824k - \$5,885k
Comp. Listings	\$8,459,541	\$687/sf as of Today	\$1,599k - \$12,850k
Comp. Rent	\$22,098	\$1.80/sf as of Today	\$2,550 - \$24,000
HUD FM Rent	\$2,678	\$0.22/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		10/1/2014	425643	Grantor Grantee	WESTERN PROGRESSIVE I ARLP TRUST 4	\$5,923,060



Status

Est. Value \$4,006,288	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$4,006,288	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 10/1/2014	ARLP TRUST 4
Purchase Amt \$5,923,060	6311 EL MONTEVIDEO ST
Down Payment	RANCHO SANTA FE, CA 92067
Transfer Type NonMarket-Other	

Foreclosure Details

Stage Bank Owned	TS # 2014-02050-CA
Sale Date 9/16/2014	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 9/16/2014
Published Bid \$5,918,950	
Opening Bid \$5,923,001	
Winning Bid \$5,923,001	

LOAN

Recorded On 5/5/2005	Doc # 378656
Amount \$4,510,000	Position 1r

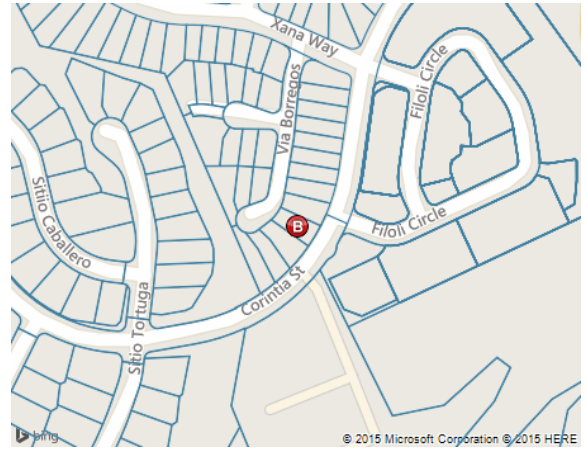
NOTICE

Recorded On 8/15/2014	Doc # 350878
Trustee WESTERN PROGRESSIVE LLC	Lender NO LENDER ON DOCUMENT
866-960-8299	

6886 VIA BORREGOS, CARLSBAD, CA 92009

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 2002	Zoning R1	APN 223-390-10-00
Beds 3	Units 1	Radar ID P1496A1B
Baths 3.5	Rooms 0	Subdivision CARLSBAD TCT 96-04
Sq Ft 2,553	Garage Yes / 2	Census 020014
Lot Sq Ft 0	Pool No	Tract 13891
Lot Acres 0	Fireplace No	Lot 10
Stories 0	HVAC No	
Legal LOT 10 TR 13891		



Tax Assessment

Total Value \$454,787	Year Assessed 2014
Land Value \$184,378	Annual Taxes \$5,023
Improvements \$270,409	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 9076

Status

Est. Value \$751,721	Listed for Sale Yes
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$751,721	100% Owner Occupied No

Market Value and Rent

Estimated Value	\$751,721	\$294/sf as of 6/30/2015	86% confidence
Comp. Sales	\$761,902	\$298/sf as of Today	\$625k - \$894k
Comp. Listings	\$804,879	\$315/sf as of Today	\$575k - \$949k
Comp. Rent	\$4,064	\$1.59/sf as of Today	\$2,250 - \$6,000
HUD FM Rent	\$2,198	\$0.86/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		4/21/2015	190353	Grantor Grantee	LAW OFFICES OF LES ZIEVI BANK OF NEW YORK MELLON	\$603,500

Ownership & Mailing Address

Transfer Date 4/21/2015	BANK OF NEW YORK MELLON
Purchase Amt \$603,500	2007-11 TR
Down Payment	
Transfer Type Market	

Listing Details

Listing Type REO	Listed Price \$729,900
Listing Date 7/7/2015	Days on Market 20
Status Active	Listing ID 150037117
Listed By Brian Richard CRS GRI CDPE ABR	Richard Realty Group, Inc

Foreclosure Details

Stage Bank Owned	TS # 14-26991
Sale Date 4/16/2015	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Unknown	
Prior Sale Date 4/9/2015	Orig Sale Date 10/10/2014
Published Bid \$766,760	
Opening Bid \$603,500	
Winning Bid \$603,500	

LOAN

Recorded On 5/16/2007	Doc # 332421
Amount \$499,999	Position 1r

NOTICE

Recorded On 9/17/2014	Doc # 400758
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Trustee LAW OFFICES OF LES ZIEVE 714-848-9272	Lender NO LENDER ON DOCUMENT
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2834 RANCHO PANCHO, CARLSBAD, CA 92009

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 2000	Zoning R1	APN 222-591-21-00
Beds 4	Units 1	Radar ID P149CF04
Baths 3	Rooms 0	Subdivision CARLSBAD TCT 93 04
Sq Ft 2,769	Garage Yes / 3	Census 020013
Lot Sq Ft 0	Pool No	Tract 13551
Lot Acres 0	Fireplace No	Lot 47
Stories 0	HVAC No	
Legal LOT 47 TR 13551		

Tax Assessment

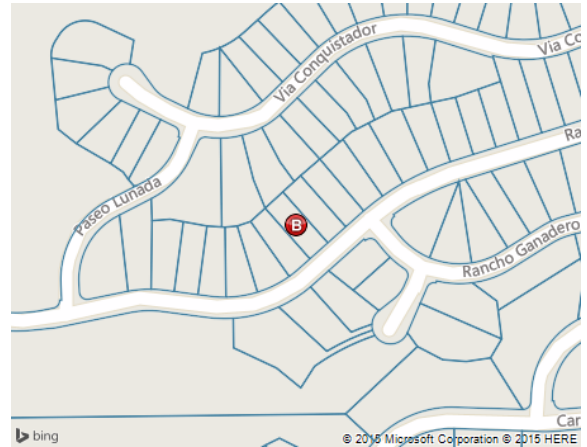
Total Value \$745,847	Year Assessed 2014
Land Value \$344,671	Annual Taxes \$10,994
Improvements \$401,176	Est. Tax Rate 1.5%
Owner Exempt No	Tax Rate Area 9029

Market Value and Rent

Estimated Value	\$816,644	\$295/sf as of 6/30/2015	88% confidence
Comp. Sales	\$794,149	\$287/sf as of Today	\$630k - \$1,180k
Comp. Listings	\$840,239	\$303/sf as of Today	\$620k - \$949k
Comp. Rent	\$4,397	\$1.59/sf as of Today	\$2,675 - \$6,000
HUD FM Rent	\$2,678	\$0.97/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		5/11/2015	233785	Grantor Grantee	ENTRA DEFAULT SOLUTION CAM,VII TRUST	\$722,900



Status

Est. Value \$816,644	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$816,644	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 5/11/2015	CAM,VII TRUST
Purchase Amt \$722,900	
Down Payment	
Transfer Type ShortSale	

Foreclosure Details

Stage Bank Owned	TS # 2014-01602
Sale Date 5/7/2015	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Unknown	
Prior Sale Date 5/1/2015	Orig Sale Date 11/14/2014
Published Bid \$872,662	
Opening Bid \$409,567	
Winning Bid \$722,900	

LOAN

Recorded On 6/10/2009	Doc # 314849
Amount \$697,140	Position 1r

NOTICE

Recorded On 10/17/2014	Doc # 450599
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Trustee ENTRA DEFAULT SOLUTIONS LLC 714-730-2727	Lender CAM VII TRUST (CT)
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5554 TAFT AVE, LA JOLLA, CA 92037

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1962	Zoning R1	APN 357-551-24-00
Beds 3	Units 1	Radar ID P175E107
Baths 2	Rooms 0	Subdivision LINDY ESTATES
Sq Ft 1,404	Garage Yes / 2	Census 008102
Lot Sq Ft 5,127	Pool No	Tract 4643
Lot Acres 0.1	Fireplace No	Lot 3
Stories 0	HVAC No	
Legal LOT 3 TR 4643		

Tax Assessment

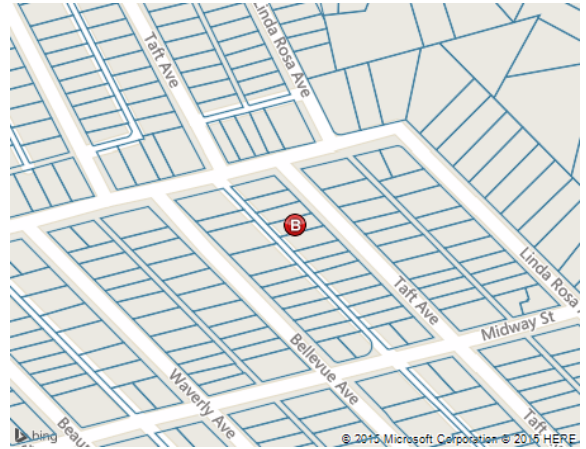
Total Value \$1,025,000	Year Assessed 2014
Land Value \$878,000	Annual Taxes \$12,122
Improvements \$147,000	Est. Tax Rate 1.2%
Owner Exempt Yes	Tax Rate Area 8001

Market Value and Rent

Estimated Value	\$1,396,287	\$995/sf as of 6/30/2015	73% confidence
Comp. Sales	\$1,010,241	\$720/sf as of Today	\$585k - \$2,100k
Comp. Listings	\$1,409,213	\$1,004/sf as of Today	\$525k - \$2,649k
Comp. Rent	\$3,725	\$2.65/sf as of Today	\$2,200 - \$6,500
HUD FM Rent	\$2,198	\$1.57/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		4/1/2015	151872	Grantor Grantee	QUALITY LOAN SVC CORP BANK OF NEW YORK MELLCC	\$992,618



Status

Est. Value \$1,396,287	Listed for Sale No
Loan Balance \$0 0%	In Foreclosure Bank Owned
Equity \$1,396,287 100%	Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 4/1/2015	BANK OF NEW YORK MELLON
Purchase Amt \$992,618	2006-6 TR
Down Payment	
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # CA-14-626381-RY
Sale Date 3/20/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Beneficiary Request	
Prior Sale Date 1/2/2015	Orig Sale Date 12/2/2014
Published Bid \$964,552	
Opening Bid \$992,618	
Winning Bid \$992,618	

LOAN

Recorded On 12/22/2005	Doc # 1098696
Amount \$1,000,000	Position 1r

NOTICE

Recorded On 10/31/2014	Doc # 474068
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Trustee QUALITY LOAN SERVICE CORP 714-573-1965	Lender BANK/NEW YORK MEL #2006-6 (CE)
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7918 CAMINO DE ARRIBA, RANCHO SANTA FE, CA 92067

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 264-400-14-00
Beds 5	Units 0	Radar ID P12A991C
Baths 7	Rooms 0	Subdivision CO SD TR 4229-3
Sq Ft 6,479	Garage Yes / 5	Census 017110
Lot Sq Ft 106,722	Pool Yes	Tract 12904
Lot Acres 2.4	Fireplace No	Lot 162
Stories 0	HVAC No	
Legal LOT 162 TR 12904		

Tax Assessment

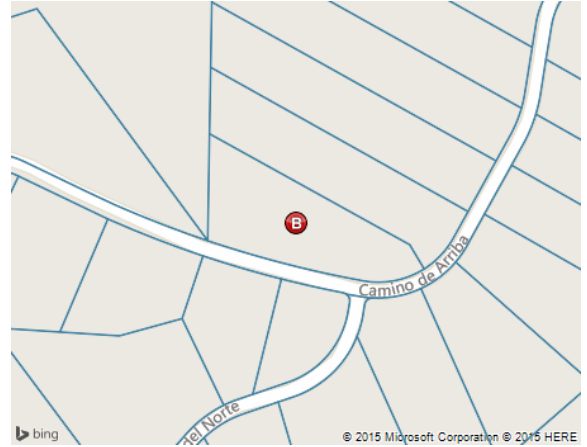
Total Value \$2,200,000	Year Assessed 2014
Land Value \$437,000	Annual Taxes \$25,183
Improvements \$1,763,000	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 71025

Market Value and Rent

Estimated Value	\$2,677,131	\$413/sf as of 10/18/2011	0% confidence
Comp. Sales	\$2,831,200	\$437/sf as of Today	\$1,266k - \$5,885k
Comp. Listings	\$3,212,204	\$496/sf as of Today	\$2,000k - \$4,250k
Comp. Rent	\$9,317	\$1.44/sf as of Today	\$1,850 - \$13,900
HUD FM Rent	\$2,678	\$0.41/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		12/19/2014	560933	Grantor Grantee	QUALITY LOAN SVC CORP BANK OF AMERICA	\$2,358,750



Status

Est. Value \$2,677,131	Listed for Sale No
Loan Balance \$0 0%	In Foreclosure Bank Owned
Equity \$2,677,131 100%	Owner Occupied No

Ownership & Mailing Address

Transfer Date 12/19/2014	BANK OF AMERICA
Purchase Amt \$2,358,750	7105 CORPORATE DR
	PLANO, TX 75024
Down Payment	
Transfer Type NonMarket-Other	

Foreclosure Details

Stage Bank Owned	TS # CA-14-628321-HL
Sale Date 12/4/2014	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 12/4/2014
Published Bid \$3,663,156	
Opening Bid \$2,358,750	
Winning Bid \$2,358,750	

LOAN

Recorded On 10/11/2005	Doc # 877012
Amount \$2,664,000	Position 1r

NOTICE

Recorded On 11/3/2014	Doc # 476289
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Trustee QUALITY LOAN SERVICE CORP 714-573-1965	Lender BANK OF AMERICA
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13166 SUNSET POINT WAY, SAN DIEGO, CA 92130

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 304-661-17-00
Beds 5	Units 1	Radar ID P10D82E4
Baths 4.5	Rooms 0	Subdivision POINT CARMEL
Sq Ft 3,922	Garage Yes / 3	Census 008328
Lot Sq Ft 0	Pool Yes	Tract 14649
Lot Acres 0	Fireplace No	Lot 36
Stories 0	HVAC No	
Legal LOT 36 TR 14649		

Tax Assessment

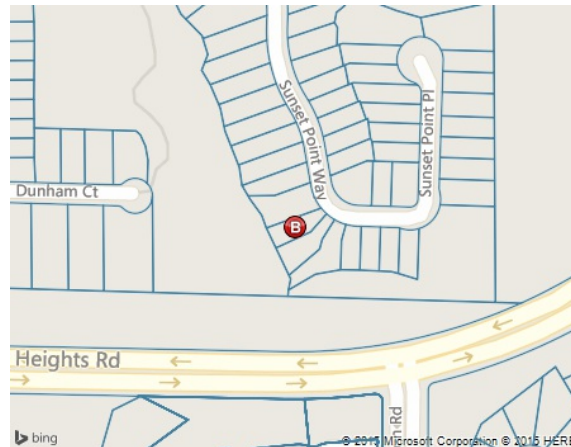
Total Value \$1,250,000	Year Assessed 2014
Land Value \$572,000	Annual Taxes \$14,331
Improvements \$678,000	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 8140

Market Value and Rent

Estimated Value	\$1,503,759	\$383/sf as of 6/30/2015	90% confidence
Comp. Sales	\$1,413,367	\$360/sf as of Today	\$660k - \$1,800k
Comp. Listings	\$1,844,379	\$470/sf as of Today	\$1,200k - \$2,875k
Comp. Rent	\$6,052	\$1.54/sf as of Today	\$2,330 - \$7,500
HUD FM Rent	\$2,678	\$0.68/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		4/2/2015	154534	Grantor Grantee	CAL-WESTERN RECONVEYA POINT CARMEL COMMUNITY	\$25,013



Status

Est. Value \$1,503,759	Listed for Sale No
Loan Balance \$1,370,596 91%	In Foreclosure Bank Owned
Equity \$133,163 9%	Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 4/2/2015	POINT CARMEL COMMUNITY ASSN
Purchase Amt \$25,013	13166 SUNSET POINT WAY
	SAN DIEGO, CA 92130

Down Payment

Transfer Type **TrusteesDeed-Reo**

Foreclosure Details

Stage Bank Owned	TS # 1388958-20
Sale Date 12/29/2014	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 12/29/2014
Published Bid \$24,382	
Opening Bid \$25,013	
Winning Bid \$25,013	

LOAN

Recorded On 1/16/2014	Doc # UNK:254279
Amount \$0	Position 4r

NOTICE

Recorded On 11/25/2014	Doc # 514243
Trustee CAL-WESTERN RECONVEYANCE LLC 619-590-1221	Lender POINT CARMEL COMMUNITY ASSN

5280 CAMINITO VISTA LUJO, SAN DIEGO, CA 92130

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1995	Zoning R1	APN 308-052-13-00
Beds 5	Units 1	Radar ID P12AA8E8
Baths 3	Rooms 0	Subdivision CARMEL VALLEY VILLAGE UNIT 03
Sq Ft 2,475	Garage Yes / 2	Census 021500
Lot Sq Ft 5,270	Pool No	Tract 12264
Lot Acres 0.1	Fireplace No	Lot 289
Stories 0	HVAC No	
Legal LOT 289 TR 12264		

Tax Assessment

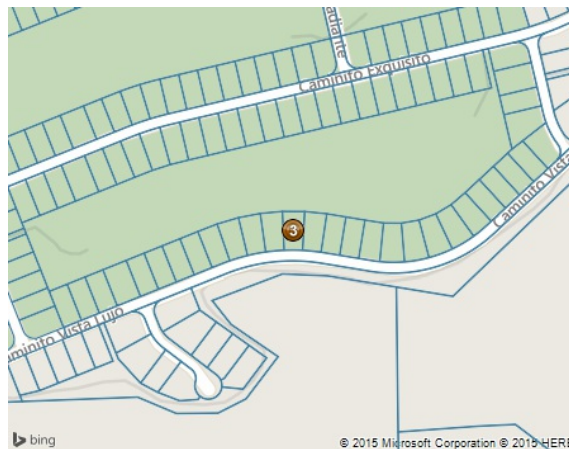
Total Value \$467,919	Year Assessed 2014
Land Value \$178,122	Annual Taxes \$5,908
Improvements \$289,797	Est. Tax Rate 1.3%
Owner Exempt Yes	Tax Rate Area 8119

Market Value and Rent

Estimated Value	\$962,485	\$389/sf as of 6/30/2015	86% confidence
Comp. Sales	\$1,003,142	\$405/sf as of Today	\$819k - \$1,350k
Comp. Listings	\$948,628	\$383/sf as of Today	\$489k - \$1,275k
Comp. Rent	\$4,668	\$1.89/sf as of Today	\$3,600 - \$7,500
HUD FM Rent	\$2,678	\$1.08/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		2/23/2015	80165	Grantor Grantee	STERLING HM LNS INC 5280 CAMINITO VISTA LUJC	\$250,100
Loan	2	2/23/2015	81470	Borrower Lender	5280 CAMINITO VISTA LUJC THOMAS J MOHLER	\$200,000



Status

Est. Value \$962,485	Listed for Sale No
Loan Balance \$605,759	63% In Foreclosure 3rd Owned
Equity \$356,726	37% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 2/23/2015	5280 CAMINITO VISTA LUJO TRUST
Purchase Amt \$250,100	1590 S COAST HWY STE 16 LAGUNA BEACH, CA 92651
Down Payment	
Transfer Type TrusteesDeed-3rd	

Foreclosure Details

Stage 3rd Owned	TS # 75495
Sale Date 2/11/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 2/11/2015
Published Bid \$189,026	
Opening Bid \$189,801	
Winning Bid \$250,100	

LOAN

Recorded On 4/1/2014	Doc # 124987
Amount \$170,000	Position 2r

NOTICE

Recorded On 1/16/2015	Doc # 20092
Trustee STERLING HOME LOANS INC 714-573-1965	Lender NO LENDER ON DOCUMENT

5570 AVENIDA FIESTA, LA JOLLA, CA 92037

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1976	Zoning R1	APN 358-430-14-00
Beds 4	Units 1	Radar ID P12AC16C
Baths 3.5	Rooms 0	Subdivision TIME VIEW
Sq Ft 2,231	Garage Yes / 2	Census 008310
Lot Sq Ft 9,500	Pool No	Tract 7851
Lot Acres 0.2	Fireplace No	Lot 11
Stories 0	HVAC No	
Legal LOT 11 TR 7851		

Tax Assessment

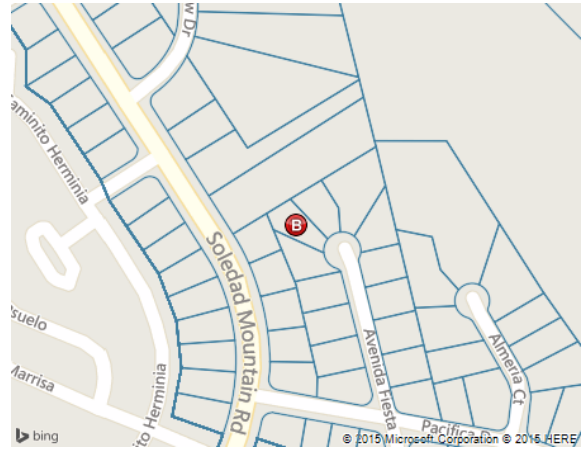
Total Value \$254,418	Year Assessed 2014
Land Value \$110,048	Annual Taxes \$2,947
Improvements \$144,370	Est. Tax Rate 1.2%
Owner Exempt Yes	Tax Rate Area 8001

Market Value and Rent

Estimated Value	\$1,152,333	\$517/sf as of 6/30/2015	58% confidence
Comp. Sales	\$1,062,721	\$476/sf as of Today	\$78k - \$2,195k
Comp. Listings	\$1,436,902	\$644/sf as of Today	\$749k - \$2,395k
Comp. Rent	\$4,437	\$1.99/sf as of Today	\$2,650 - \$6,500
HUD FM Rent	\$2,678	\$1.20/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		5/7/2015	227579	Grantor Grantee	WESTERN PROGRESSIVE L DEUTSCHE BK NATL TRUST	\$1,078,000



Status

Est. Value \$1,152,333	Listed for Sale No
Loan Balance \$0 0%	In Foreclosure Bank Owned
Equity \$1,152,333 100%	Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 5/7/2015	DEUTSCHE BK NATL TRUST C
Purchase Amt \$1,078,000	2007-4 TR
Down Payment	
Transfer Type	

Foreclosure Details

Stage Bank Owned	TS # 2013-03932-CA
Sale Date 4/24/2015	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Unknown	
Prior Sale Date 3/27/2015	Orig Sale Date 2/25/2015
Published Bid \$1,094,505	
Opening Bid \$1,078,000	
Winning Bid \$1,078,000	

LOAN

Recorded On 3/20/2007	Doc # 186535
Amount \$675,000	Position 1r

NOTICE

Recorded On 1/23/2015	Doc # 29180
Trustee WESTERN PROGRESSIVE LLC 866-960-8299	Lender DEUTSCHE BK NAT'L #2007-4 (CE)

3104 HATACA RD, CARLSBAD, CA 92009

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1982	Zoning R1	APN 223-291-02-00
Beds 2	Units 1	Radar ID P13D9210
Baths 2	Rooms 0	Subdivision CARLSBAD TR 76-17
Sq Ft 1,558	Garage Yes / 2	Census 020015
Lot Sq Ft 0	Pool No	Tract 8619
Lot Acres 0	Fireplace No	Lot 80
Stories 0	HVAC No	
Legal LOT 80 TR 8619		

Tax Assessment

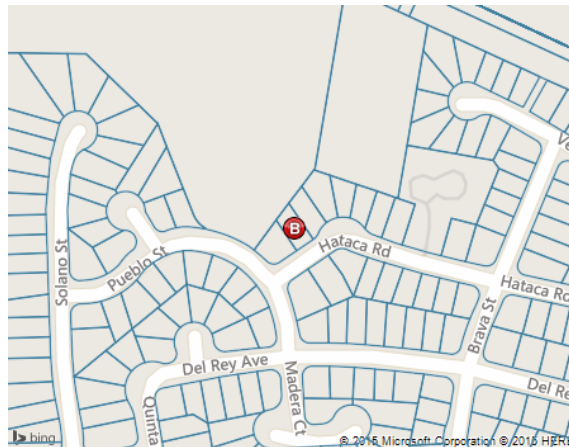
Total Value \$568,316	Year Assessed 2014
Land Value \$347,949	Annual Taxes \$6,378
Improvements \$220,367	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 9186

Market Value and Rent

Estimated Value	\$616,319	\$396/sf as of 6/30/2015	90% confidence
Comp. Sales	\$628,541	\$403/sf as of Today	\$380k - \$795k
Comp. Listings	\$611,108	\$392/sf as of Today	\$439k - \$799k
Comp. Rent	\$2,892	\$1.86/sf as of Today	\$1,950 - \$3,500
HUD FM Rent	\$1,512	\$0.97/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		3/12/2015	114145	Grantor Grantee	NDEX WEST LLC TRUMAN 2013 SC4 TITLE TF	\$547,854



Status

Est. Value \$616,319	Listed for Sale Yes
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$616,319	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 3/12/2015	TRUMAN 2013 SC4 TITLE TRUST
Purchase Amt \$547,854	
Down Payment	
Transfer Type Market	

Listing Details

Listing Type REO	Listed Price \$609,500
Listing Date 5/21/2015	Days on Market 67
Status Active	Listing ID 150027634
Listed By Joseph P. Tontz	Tontz Realty & Management

Foreclosure Details

Stage Bank Owned	TS # 20110015005647
Sale Date 2/23/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Trustees Discretion	
Prior Sale Date 2/18/2015	Orig Sale Date 2/18/2015
Published Bid \$546,223	
Opening Bid \$547,855	
Winning Bid \$547,855	

LOAN

Recorded On 1/5/2005	Doc # 11846
Amount \$420,000	Position 1r

NOTICE

Recorded On 1/29/2015	Doc # 39591
Trustee NDEX WEST LLC	Lender WELLS FARGO BK NA
916-939-0772	

7696 DEL DIOS HWY, SOLANA BEACH, CA 92075

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1989	Zoning R1	APN 265-380-25-00
Beds 4	Units 1	Radar ID P1620297
Baths 4	Rooms 0	Subdivision
Sq Ft 4,336	Garage Yes / 2	Census 017110
Lot Sq Ft 175,111	Pool No	Tract 1504
Lot Acres 4.0	Fireplace No	Lot
Stories 0	HVAC No	
Legal PAR 4 TR 1504		

Tax Assessment

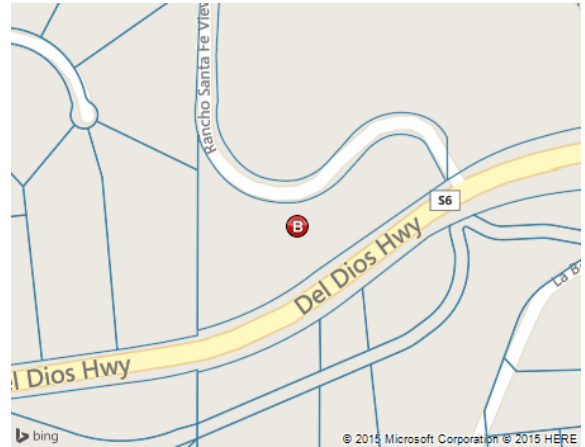
Total Value \$1,600,000	Year Assessed 2014
Land Value \$1,300,000	Annual Taxes \$19,167
Improvements \$300,000	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 87221

Market Value and Rent

Estimated Value	\$1,747,606	\$403/sf as of 8/15/2012	32% confidence
Comp. Sales	\$2,014,944	\$465/sf as of Today	\$1,500k - \$2,895k
Comp. Listings	\$2,168,737	\$500/sf as of Today	\$1,599k - \$2,495k
Comp. Rent	\$8,455	\$1.95/sf as of Today	\$4,150 - \$20,000
HUD FM Rent	\$2,678	\$0.62/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		7/17/2015	376628	Grantor Grantee	WESTERN PROGRESSIVE ARLP TRUST 4	\$1,950,000



Status

Est. Value \$1,747,606	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$1,747,606	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 7/17/2015	ARLP TRUST 4
Purchase Amt \$1,950,000	
Down Payment	
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # 2014-03310
Sale Date 7/1/2015	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Unknown	
Prior Sale Date 5/7/2015	Orig Sale Date 3/9/2015
Published Bid \$3,175,633	
Opening Bid \$1,950,000	
Winning Bid \$1,950,000	

LOAN

Recorded On 5/2/2006	Doc # 306412
Amount \$2,100,000	Position 1r

NOTICE

Recorded On 2/4/2015	Doc # 49183
Trustee WESTERN PROGRESSIVE LLC	Lender NO LENDER ON DOCUMENT
877-596-8580	

2443 CALLE SAN CLEMENTE, ENCINITAS, CA 92024

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1988	Zoning R1	APN 264-153-35-00
Beds 4	Units 1	Radar ID P1949C1E
Baths 3	Rooms 0	Subdivision CO SD TR 3967
Sq Ft 3,399	Garage Yes / 3	Census 017110
Lot Sq Ft 0	Pool Yes	Tract 11532
Lot Acres 0	Fireplace No	Lot 35
Stories 0	HVAC No	
Legal LOT 35 TR 11532		

Tax Assessment

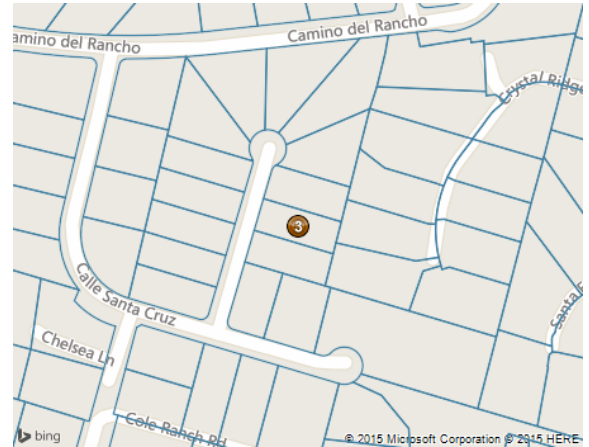
Total Value \$1,100,000	Year Assessed 2014
Land Value \$610,000	Annual Taxes \$12,638
Improvements \$490,000	Est. Tax Rate 1.1%
Owner Exempt Yes	Tax Rate Area 19242

Market Value and Rent

Estimated Value	\$1,369,340	\$403/sf as of 6/30/2015	80% confidence
Comp. Sales	\$1,348,563	\$397/sf as of Today	\$984k - \$1,922k
Comp. Listings	\$1,377,265	\$405/sf as of Today	\$949k - \$2,245k
Comp. Rent	\$5,571	\$1.64/sf as of Today	\$2,550 - \$8,000
HUD FM Rent	\$2,678	\$0.79/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed	4/21/2015	190658	Grantor Grantee	OLD REPUBLIC NATL TITLE L HARPER INC	\$1,132,000	



Status

Est. Value \$1,369,340	Listed for Sale Yes
Loan Balance \$0	0% In Foreclosure 3rd
	Owned
Equity \$1,369,340	100% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 4/21/2015	L HARPER INC
Purchase Amt \$1,132,000	3830 VALLEY CENTRE DR # 705-84 SAN DIEGO, CA 92130

Down Payment

Transfer Type **TrusteesDeed-3rd**

Listing Details

Listing Type Market	Listed Price \$1,449,900
Listing Date 7/24/2015	Days on Market 3
Status Active	Listing ID 150040742
Listed By Olivia Hansen SFR	Real Innovate Realty

Foreclosure Details

Stage 3rd Owned	TS # 14-53191
Sale Date 4/13/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Mutual Agreement	
Prior Sale Date 3/12/2015	Orig Sale Date 3/12/2015
Published Bid \$878,996	
Opening Bid \$891,061	
Winning Bid \$1,132,000	

LOAN

Recorded On 12/15/2004	Doc # 1180498
Amount \$937,500	Position 1r

NOTICE

Recorded On 2/13/2015	Doc # 65794
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Trustee **OLD REPUBLIC NAT'L TITLE INS** Lender **RBC MTG CO**

4035 ROYAL DR, CARLSBAD, CA 92008

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1975	Zoning R1	APN 206-140-58-00
Beds 6	Units 1	Radar ID P1498213
Baths 4.5	Rooms 0	Subdivision CARLSBAD TR 72-32
Sq Ft 4,301	Garage Yes / 2	Census 017810
Lot Sq Ft 7,500	Pool No	Tract 7681
Lot Acres 0.2	Fireplace No	Lot 18
Stories 0	HVAC No	
Legal LOT 18 TR 7681		

Tax Assessment

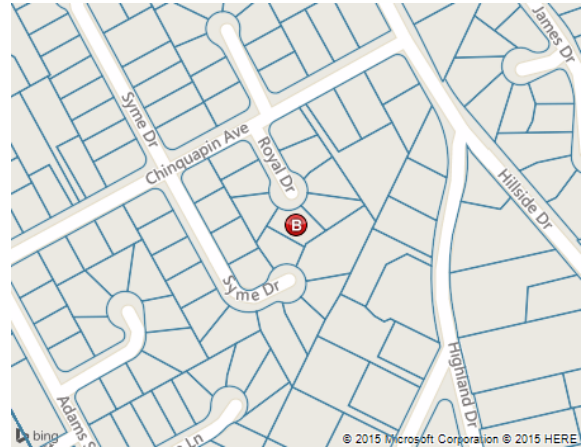
Total Value \$440,896	Year Assessed 2014
Land Value \$45,776	Annual Taxes \$4,747
Improvements \$395,120	Est. Tax Rate 1.1%
Owner Exempt Yes	Tax Rate Area 9000

Market Value and Rent

Estimated Value	\$1,152,034	\$268/sf as of 6/30/2015	61% confidence
Comp. Sales	\$1,619,357	\$377/sf as of Today	\$640k - \$3,410k
Comp. Listings	\$1,520,588	\$354/sf as of Today	\$690k - \$1,400k
Comp. Rent	\$5,707	\$1.33/sf as of Today	\$1,300 - \$6,500
HUD FM Rent	\$2,678	\$0.62/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		4/10/2015	170782	Grantor Grantee	BARRETT DAFFIN FRAPPIE BANK OF NEW YORK MELL	\$1,532,899



Status

Est. Value \$1,152,034	Listed for Sale No
Loan Balance \$0 0%	In Foreclosure Bank Owned
Equity \$1,152,034 100%	Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 4/10/2015	BANK OF NEW YORK MELLON
Purchase Amt \$1,532,899	2006-AR7 TR
Down Payment	
Transfer Type NonMarket-Other	

Foreclosure Details

Stage Bank Owned	TS # TS 00000004723510
Sale Date 3/27/2015	Sale Time 9:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 3/27/2015
Published Bid \$1,911,020	
Opening Bid \$1,532,899	
Winning Bid \$1,532,899	

LOAN

Recorded On 7/10/2006	Doc # 483699
Amount \$1,450,000	Position 1r

NOTICE

Recorded On 3/3/2015	Doc # 96277
Trustee BARRETT DAFFIN FRAPPIER	Lender NO LENDER ON DOCUMENT
TREDER	
800-280-2832	

1652 MARITIME DR, CARLSBAD, CA 92011

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 215-082-08-00
Beds 4	Units 0	Radar ID P149549F
Baths 5	Rooms 0	Subdivision CARLSBAD TCT 98-05 DEJONG PROP
Sq Ft 3,508	Garage Yes / 3	Census 022100
Lot Sq Ft 34,848	Pool No	Tract 14636
Lot Acres 0.8	Fireplace No	Lot 8
Stories 0	HVAC No	
Legal LOT 8 TR 14636		

Tax Assessment

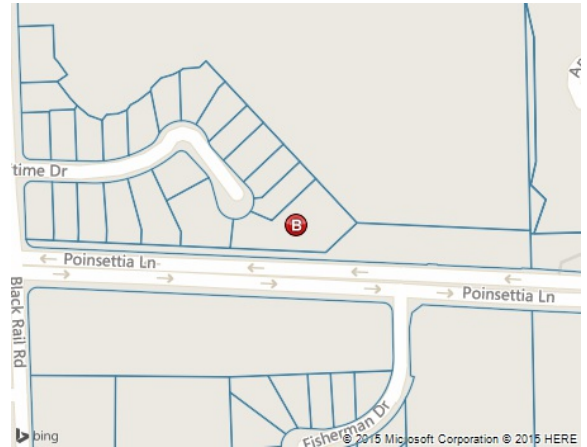
Total Value \$800,000	Year Assessed 2014
Land Value \$380,000	Annual Taxes \$9,540
Improvements \$420,000	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 9158

Market Value and Rent

Estimated Value	\$1,030,381	\$294/sf as of 6/30/2015	86% confidence
Comp. Sales	\$1,121,150	\$320/sf as of Today	\$853k - \$1,469k
Comp. Listings	\$1,333,096	\$380/sf as of Today	\$875k - \$2,149k
Comp. Rent	\$5,076	\$1.45/sf as of Today	\$3,610 - \$10,000
HUD FM Rent	\$2,678	\$0.76/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed	4/22/2015	192584	Grantor Grantee	MTC FINANCIAL INC BCAT 2014-6TT		\$880,353



Status

Est. Value \$1,030,381	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$1,030,381	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 4/22/2015	BCAT 2014-6TT
Purchase Amt \$880,353	
Down Payment	
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # CA08003698-14-1
Sale Date 4/8/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 4/8/2015
Published Bid \$830,108	
Opening Bid \$880,353	
Winning Bid \$880,353	

LOAN

Recorded On 8/24/2005	Doc # 727954
Amount \$717,400	Position 1r

NOTICE

Recorded On 3/9/2015	Doc # 106275
Trustee MTC FINANCIAL INC	Lender GREENPOINT MTG FNDG INC
714-573-1965	

2510 LONE JACK RD, ENCINITAS, CA 92024

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1980	Zoning R1	APN 264-171-06-00
Beds 3	Units 1	Radar ID P1620750
Baths 2	Rooms 0	Subdivision OLIVENHAIN COLONY
Sq Ft 2,011	Garage Yes / 3	Census 017110
Lot Sq Ft 21,780	Pool No	Tract 326
Lot Acres 0.5	Fireplace No	Lot 73
Stories 0	HVAC No	
Legal POR BLK 73 TR 326		

Tax Assessment

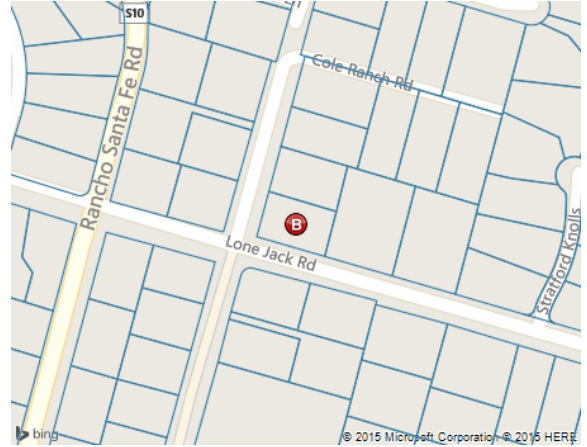
Total Value \$688,352	Year Assessed 2014
Land Value \$336,182	Annual Taxes \$8,114
Improvements \$352,170	Est. Tax Rate 1.2%
Owner Exempt Yes	Tax Rate Area 19428

Market Value and Rent

Estimated Value	\$1,107,601	\$551/sf as of 6/30/2015	63% confidence
Comp. Sales	\$824,462	\$410/sf as of Today	\$547k - \$1,095k
Comp. Listings	\$887,199	\$441/sf as of Today	\$679k - \$950k
Comp. Rent	\$4,267	\$2.12/sf as of Today	\$2,500 - \$6,000
HUD FM Rent	\$2,198	\$1.09/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		4/17/2015	184699	Grantor Grantee	LAW OFFICES OF LES ZIEVE MTGLQ INVTRS LP	\$761,000



Status

Est. Value \$1,107,601	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$1,107,601	100% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 4/17/2015	MTGLQ INVTRS LP
Purchase Amt \$761,000	
Down Payment	
Transfer Type TrusteesDeed-Reo	

Foreclosure Details

Stage Bank Owned	TS # 14-31887
Sale Date 4/10/2015	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 4/10/2015
Published Bid \$854,575	
Opening Bid \$761,000	
Winning Bid \$761,000	

LOAN

Recorded On 5/24/2007	Doc # 354024
Amount \$660,000	Position 1r

NOTICE

Recorded On 3/20/2015	Doc # 129716
Trustee LAW OFFICES OF LES ZIEVE 714-848-9272	Lender MTGLQ INVTRS LP

3464 RICH FIELD DR, CARLSBAD, CA 92010

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 168-352-02-00
Beds 4	Units 0	Radar ID P1257D80
Baths 4	Rooms 0	Subdivision CARLSBAD TCT 01-05 CALAVERA HI
Sq Ft 2,804	Garage Yes / 3	Census 019806
Lot Sq Ft 0	Pool No	Tract 14724
Lot Acres 0	Fireplace No	Lot 32
Stories 0	HVAC No	
Legal LOT 32 TR 14724		

Tax Assessment

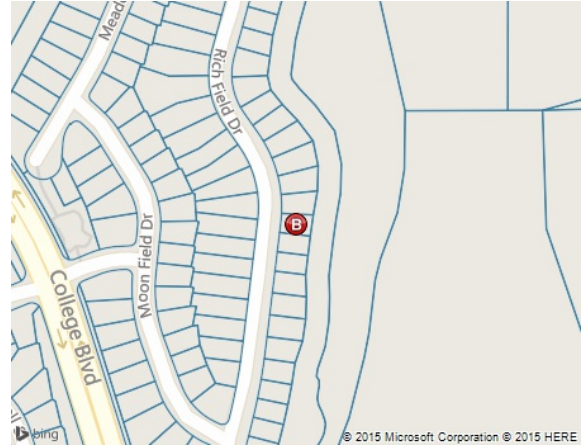
Total Value \$695,000	Year Assessed 2014
Land Value \$330,000	Annual Taxes \$9,883
Improvements \$365,000	Est. Tax Rate 1.4%
Owner Exempt Yes	Tax Rate Area 9013

Market Value and Rent

Estimated Value	\$745,200	\$266/sf as of 6/30/2015	93% confidence
Comp. Sales	\$742,998	\$265/sf as of Today	\$575k - \$799k
Comp. Listings	\$819,461	\$292/sf as of Today	\$665k - \$1,350k
Comp. Rent	\$3,802	\$1.36/sf as of Today	\$2,900 - \$4,200
HUD FM Rent	\$2,678	\$0.96/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		5/26/2015	263965	Grantor Grantee	VERIPRISE PROCESSING S US BANK NA SERIES 2006-2	\$680,000



Status

Est. Value \$745,200	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$745,200	100% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 5/26/2015	US BANK NA SERIES 2006-2F TR
Purchase Amt \$680,000	
Down Payment	
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # CA1400263748
Sale Date 5/6/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 5/6/2015
Published Bid \$712,958	
Opening Bid \$570,616	
Winning Bid \$570,616	

LOAN

Recorded On 10/28/2005	Doc # 939024
Amount \$584,301	Position 1r

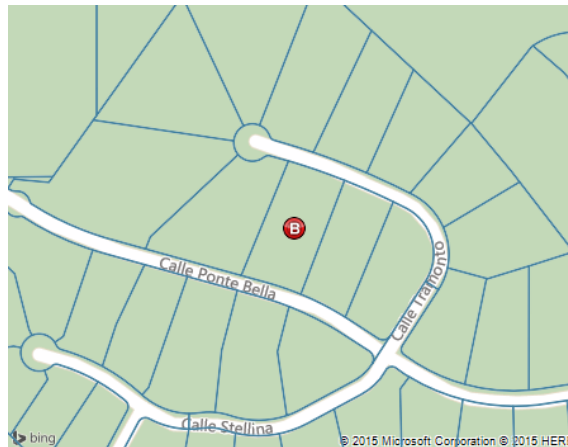
NOTICE

Recorded On 4/15/2015	Doc # 177862
Trustee VERIPRISE PROCESSING SOLUTIONS 916-939-0772	Lender GSR MTG LOAN TR 2006-2F (CT)

18474 CALLE TRAMONTO, RANCHO SANTA FE, CA 92091

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 264-301-04-00
Beds 3	Units 2	Radar ID P1AB28B4
Baths 6	Rooms 0	Subdivision SAN DIEGO CO TR 4569-2 AMD
Sq Ft 7,453	Garage Yes / 4	Census 017110
Lot Sq Ft 49,658	Pool Yes	Tract 13738
Lot Acres 1.1	Fireplace No	Lot 46
Stories 0	HVAC No	
Legal PAR N PER DOC99-239668 IN LOTS 47& LOT 46 TR 13738		



Tax Assessment

Total Value \$3,400,000	Year Assessed 2014
Land Value \$1,400,000	Annual Taxes \$37,245
Improvements \$2,000,000	Est. Tax Rate 1.1%
Owner Exempt Yes	Tax Rate Area 71047

Status

Est. Value \$2,627,351	Listed for Sale No
Loan Balance \$1,729,479	66% In Foreclosure Bank Owned
Equity \$897,872	34% Owner Occupied Yes

Market Value and Rent

Estimated Value	\$2,627,351	\$353/sf as of 6/30/2015	32% confidence
Comp. Sales	\$3,399,418	\$456/sf as of Today	\$1,669k - \$3,358k
Comp. Listings	\$4,172,778	\$560/sf as of Today	\$1,599k - \$6,995k
Comp. Rent	\$11,843	\$1.59/sf as of Today	\$3,610 - \$13,900
HUD FM Rent	\$2,198	\$0.29/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		6/2/2015	281504	Grantor Grantee	UNIONBANCAL MTG MUFG UNION BK NA	\$500,340

Ownership & Mailing Address

Transfer Date 6/2/2015	MUFG UNION BK NA
Purchase Amt \$500,340	PO BOX 85443
	SAN DIEGO, CA 92186
Down Payment	
Transfer Type NonMarket-Trust	

Foreclosure Details

Stage Bank Owned	TS # 20140038
Sale Date 6/1/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 6/1/2015
Published Bid \$684,388	
Opening Bid \$500,341	
Winning Bid \$500,341	

LOAN

Recorded On 4/2/2007	Doc # 216250
Amount \$500,000	Position 2r

NOTICE

Recorded On 4/28/2015	Doc # 205758
Trustee UNIONBANCAL MORTGAGE CORP	Lender UNION BK NA
916-939-0772	

7357 CALLE CONIFERA, CARLSBAD, CA 92009

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 223-614-02-00
Beds 3	Units 1	Radar ID P149A77D
Baths 3	Rooms 0	Subdivision CARLSBAD COURT VILLAGES
Sq Ft 3,369	Garage Yes / 3	Census 017109
Lot Sq Ft 0	Pool No	Tract 14379
Lot Acres 0	Fireplace No	Lot 100
Stories 0	HVAC No	
Legal LOT 100 TR 14379		

Tax Assessment

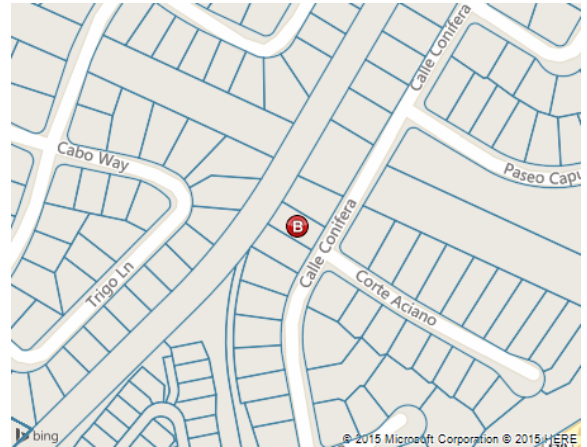
Total Value \$800,000	Year Assessed 2014
Land Value \$359,000	Annual Taxes \$9,536
Improvements \$441,000	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 9186

Market Value and Rent

Estimated Value	\$942,243	\$280/sf as of 6/30/2015	92% confidence
Comp. Sales	\$1,065,945	\$316/sf as of Today	\$708k - \$1,669k
Comp. Listings	\$1,065,470	\$316/sf as of Today	\$788k - \$1,349k
Comp. Rent	\$5,070	\$1.51/sf as of Today	\$2,675 - \$6,000
HUD FM Rent	\$2,198	\$0.65/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed		1/3/2007	4441	Seller Buyer	OWNER NAME UNAVAILABLE WESTFALL,KATHY	\$0



Status

Est. Value \$942,243	Listed for Sale No
Loan Balance \$346,312	37% In Foreclosure Bank Owned
Equity \$595,931	63% Owner Occupied No

Ownership & Mailing Address

Transfer Date 1/3/2007	WESTFALL,KATHY
Purchase Amt \$0	PO BOX 721135
	SAN DIEGO, CA 92172
Down Payment	
Transfer Type NonMarket-Other	

Foreclosure Details

Stage Bank Owned	TS # CA1400261253
Sale Date 6/4/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 6/4/2015
Published Bid \$1,064,130	
Opening Bid \$848,417	
Winning Bid \$848,417	

LOAN

Recorded On 6/29/2006	Doc # 462278
Amount \$795,000	Position 1

NOTICE

Recorded On 5/12/2015	Doc # 238467
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Trustee VERIPRISE PROCESSING SOLUTIONS 916-939-0772	Lender NATIONSTAR MTG LLC
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4367 HIGHLAND DR, CARLSBAD, CA 92008

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 206-180-46-00
Beds 5	Units 0	Radar ID P12A4DF8
Baths 4.5	Rooms 0	Subdivision
Sq Ft 4,695	Garage Yes / 2	Census 017810
Lot Sq Ft 0	Pool Yes	Tract 15756
Lot Acres 0	Fireplace No	Lot
Stories 0	HVAC No	
Legal PAR 1 TR 15756		

Tax Assessment

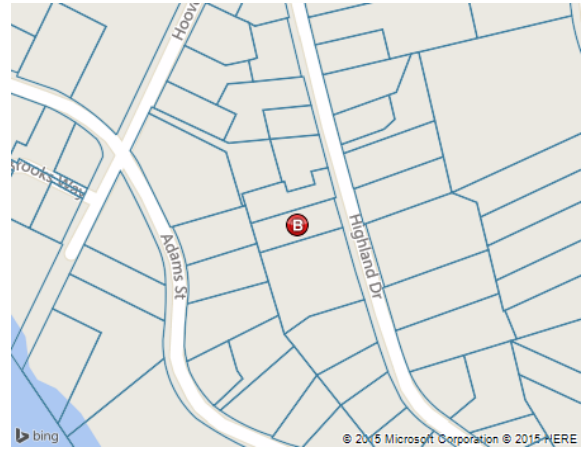
Total Value \$1,350,000	Year Assessed 2014
Land Value \$655,000	Annual Taxes \$14,548
Improvements \$695,000	Est. Tax Rate 1.1%
Owner Exempt No	Tax Rate Area 9000

Market Value and Rent

Estimated Value	\$1,991,030	\$424/sf as of 6/30/2015	76% confidence
Comp. Sales	\$1,591,117	\$339/sf as of Today	\$712k - \$3,410k
Comp. Listings	\$1,737,521	\$370/sf as of Today	\$915k - \$2,149k
Comp. Rent	\$5,427	\$1.16/sf as of Today	\$1,300 - \$6,500
HUD FM Rent	\$2,678	\$0.57/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		7/15/2015	370986	Grantor Grantee	CLEAR RECON CORP BANK OF NEW YORK MELL	\$3,409,976



Status

Est. Value \$1,991,030	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$1,991,030	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 7/15/2015	BANK OF NEW YORK MELLON
Purchase Amt \$3,409,976	2006-OA9 TR
Down Payment	
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # 010440-CA
Sale Date 7/10/2015	Sale Time 9:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Unknown	
Prior Sale Date 6/12/2015	Orig Sale Date 6/12/2015
Published Bid \$3,393,905	
Opening Bid \$3,409,977	
Winning Bid \$3,409,977	

LOAN

Recorded On 5/2/2006	Doc # 306252
Amount \$2,250,000	Position 1r

NOTICE

Recorded On 5/21/2015	Doc # 258275
Trustee CLEAR RECON CORP 800-280-2832	Lender BANK/NEW YORK #2006-OA9 (CE)

908 AVENIDA DE SAN CLEMENTE, ENCINITAS, CA 92024

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1961	Zoning R2	APN 259-101-07-00
Beds 3	Units 1	Radar ID P12AEC0C
Baths 2	Rooms 0	Subdivision OAK KNOLLS UNIT 01
Sq Ft 1,658	Garage No	Census 017502
Lot Sq Ft 8,100	Pool No	Tract 4246
Lot Acres 0.2	Fireplace No	Lot 7
Stories 0	HVAC No	
Legal LOT 7 TR 4246		

Tax Assessment

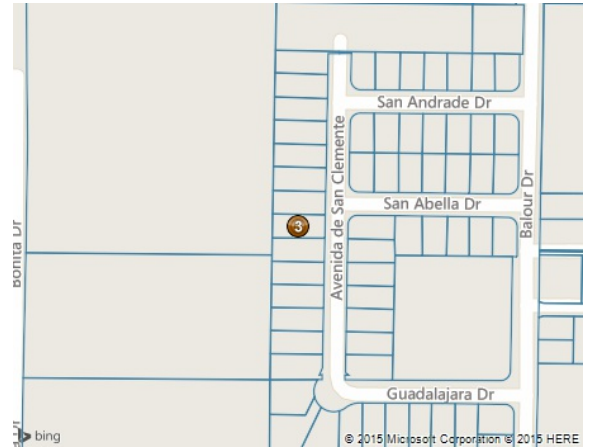
Total Value \$423,788	Year Assessed 2014
Land Value \$313,768	Annual Taxes \$5,990
Improvements \$110,020	Est. Tax Rate 1.4%
Owner Exempt No	Tax Rate Area 19106

Market Value and Rent

Estimated Value	\$660,605	\$398/sf as of 6/30/2015	65% confidence
Comp. Sales	\$855,496	\$516/sf as of Today	\$173k - \$1,478k
Comp. Listings	\$945,791	\$570/sf as of Today	\$690k - \$975k
Comp. Rent	\$4,284	\$2.58/sf as of Today	\$2,800 - \$7,350
HUD FM Rent	\$2,198	\$1.33/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		7/13/2015	365792	Grantor Grantee	WESTERN PROGRESSIVE T SOUTHLAND HOME MORTG	\$593,400



Status

Est. Value \$660,605	Listed for Sale No
Loan Balance \$0	0% In Foreclosure 3rd Owned
Equity \$660,605	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 7/13/2015	SOUTHLAND HOME MORTGAGE II LLC 1590 S COAST HWY STE 16 LAGUNA BEACH, CA 92651
Purchase Amt \$593,400	
Down Payment	
Transfer Type TrusteesDeed-3rd	

Foreclosure Details

Stage 3rd Owned	TS # 2012-20536
Sale Date 7/1/2015	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 7/1/2015
Published Bid \$1,186,346	
Opening Bid \$550,000	
Winning Bid \$593,400	

LOAN

Recorded On 6/30/2006	Doc # 465593
Amount \$702,000	Position 1r

NOTICE

Recorded On 5/21/2015	Doc # 258402
Trustee WESTERN PROGRESSIVE LLC 866-960-8299	Lender OCWEN LOAN SERV #2006-FM2 (CE)

6371 KEENELAND DR, CARLSBAD, CA 92009

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 213-250-05-00
Beds 5	Units 0	Radar ID P1178C34
Baths 5.5	Rooms 0	Subdivision CARLSBAD TCT 02-19 BRESSI RANC
Sq Ft 6,219	Garage Yes / 4	Census 020013
Lot Sq Ft 53,143	Pool Yes	Tract 14892
Lot Acres 1.2	Fireplace No	Lot 5
Stories 0	HVAC No	
Legal LOT 5 TR 14892		

Tax Assessment

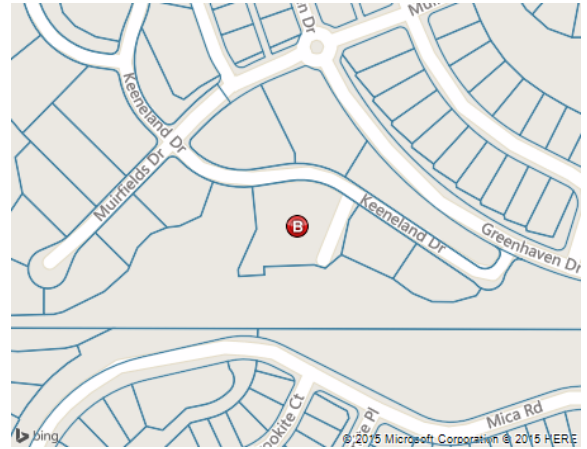
Total Value \$1,850,000	Year Assessed 2014
Land Value \$867,000	Annual Taxes \$22,054
Improvements \$983,000	Est. Tax Rate 1.2%
Owner Exempt Yes	Tax Rate Area 9199

Market Value and Rent

Estimated Value	\$1,773,618	\$285/sf as of 6/30/2015	77% confidence
Comp. Sales	\$2,007,506	\$323/sf as of Today	\$800k - \$2,000k
Comp. Listings	\$1,921,080	\$309/sf as of Today	\$1,099k - \$2,000k
Comp. Rent	\$7,948	\$1.28/sf as of Today	\$3,400 - \$8,500
HUD FM Rent	\$2,678	\$0.43/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed	6/25/2015	330507	Grantor Grantee	VERIPRISE PROCESSING S BANK OF NEW YORK MELL	\$1,634,742	



Status

Est. Value \$1,773,618	Listed for Sale No
Loan Balance \$0 0%	In Foreclosure Bank Owned
Equity \$1,773,618 100%	Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 6/25/2015	BANK OF NEW YORK MELLON 2006-AR8 TR
Purchase Amt \$1,634,742	
Down Payment	
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # CA1500266086
Sale Date 6/17/2015	Sale Time 10:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 6/17/2015
Published Bid \$2,043,228	
Opening Bid \$1,634,742	
Winning Bid \$1,634,742	

LOAN

Recorded On 8/31/2006	Doc # 625199
Amount \$1,500,000	Position 1r

NOTICE

Recorded On 5/27/2015	Doc # 267125
Trustee VERIPRISE PROCESSING SOLUTIONS 916-939-0772	Lender BANK/NEW YORK M #2006-AR8 (CE)

6750 SOLANDRA DR, CARLSBAD, CA 92011

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 1998	Zoning R1	APN 214-560-51-00
Beds 5	Units 1	Radar ID P10C08DE
Baths 3	Rooms 0	Subdivision CARLSBAD TR 91-12 UNIT 02
Sq Ft 2,887	Garage Yes / 3	Census 017811
Lot Sq Ft 0	Pool No	Tract 13395
Lot Acres 0	Fireplace No	Lot 186
Stories 0	HVAC No	
Legal LOT 186 TR 13395		

Tax Assessment

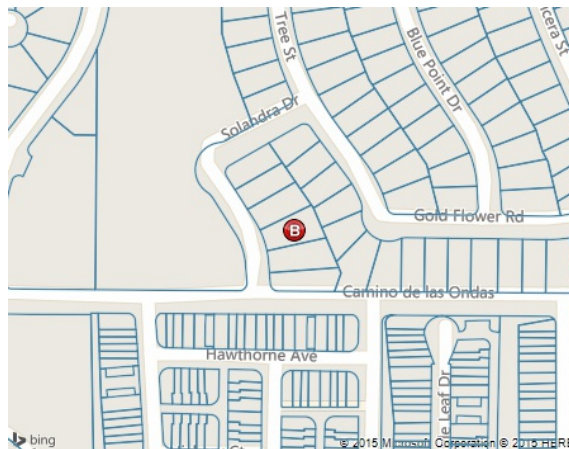
Total Value \$434,579	Year Assessed 2014
Land Value \$151,311	Annual Taxes \$5,361
Improvements \$283,268	Est. Tax Rate 1.2%
Owner Exempt Yes	Tax Rate Area 9157

Market Value and Rent

Estimated Value	\$919,294	\$318/sf	as of 6/30/2015	91% confidence
Comp. Sales	\$999,560	\$346/sf	as of Today	\$788k - \$1,475k
Comp. Listings	\$993,763	\$344/sf	as of Today	\$850k - \$1,275k
Comp. Rent	\$4,027	\$1.40/sf	as of Today	\$3,295 - \$4,900
HUD FM Rent	\$2,678	\$0.93/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		6/29/2015	336989	Grantor Grantee	ENTRA DEFAULT SOLUTION VENTURES TRUST 2013-I-N	\$949,900



Status

Est. Value \$919,294	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$919,294	100% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 6/29/2015	VENTURES TRUST 2013-I-NH
Purchase Amt \$949,900	
Down Payment	
Transfer Type TrusteesDeed-Reo	

Foreclosure Details

Stage Bank Owned	TS # 2014-01518
Sale Date 6/25/2015	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 6/25/2015
Published Bid \$1,006,537	
Opening Bid \$949,900	
Winning Bid \$949,900	

LOAN

Recorded On 5/16/2007	Doc # 335785
Amount \$650,000	Position 1r

NOTICE

Recorded On 5/28/2015	Doc # 270333
Trustee ENTRA DEFAULT SOLUTIONS LLC 714-730-2727	Lender VENTURES TRUST 2013-I-NH (CT)

4651 DUNHAM WAY, SAN DIEGO, CA 92130

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 304-661-02-00
Beds 4	Units 0	Radar ID P12BCDDD
Baths 3.5	Rooms 0	Subdivision POINT CARMEL
Sq Ft 3,377	Garage Yes / 3	Census 008328
Lot Sq Ft 0	Pool No	Tract 14649
Lot Acres 0	Fireplace No	Lot 9
Stories 0	HVAC No	
Legal LOT 9 TR 14649		

Tax Assessment

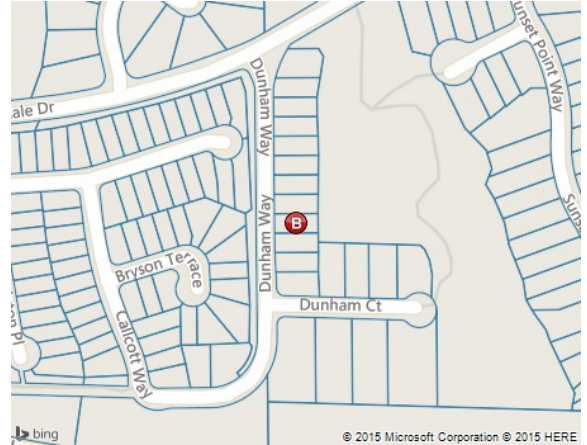
Total Value \$1,100,000	Year Assessed 2014
Land Value \$496,000	Annual Taxes \$12,786
Improvements \$604,000	Est. Tax Rate 1.2%
Owner Exempt No	Tax Rate Area 8140

Market Value and Rent

Estimated Value	\$1,394,044	\$413/sf as of 6/30/2015	82% confidence
Comp. Sales	\$1,391,979	\$412/sf as of Today	\$1,150k - \$1,800k
Comp. Listings	\$1,676,846	\$497/sf as of Today	\$1,225k - \$1,995k
Comp. Rent	\$5,204	\$1.54/sf as of Today	\$2,250 - \$7,500
HUD FM Rent	\$2,678	\$0.79/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Trustees Deed		7/14/2015	367882	Grantor Grantee	CLEAR RECON CORP BANK OF NEW YORK MELL	\$1,307,500



Status

Est. Value \$1,394,044	Listed for Sale No
Loan Balance \$0	0% In Foreclosure Bank Owned
Equity \$1,394,044	100% Owner Occupied No

Ownership & Mailing Address

Transfer Date 7/14/2015	BANK OF NEW YORK MELLO
Purchase Amt \$1,307,500	2006-17T1 TR
Down Payment	
Transfer Type NonMarket-Other	

Foreclosure Details

Stage Bank Owned	TS # 014756-CA
Sale Date 7/10/2015	Sale Time 9:00 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 7/10/2015
Published Bid \$2,041,481	
Opening Bid \$1,050,000	
Winning Bid \$1,050,000	

LOAN

Recorded On 4/6/2006	Doc # 239564
Amount \$1,225,000	Position 1r

NOTICE

Recorded On 6/16/2015	Doc # 310519
Trustee CLEAR RECON CORP	Lender NO LENDER ON DOCUMENT
800-280-2832	

2168 SAN DIEGUITO DR, DEL MAR, CA 92014

Property Details

Type SFR	Use Code RSFR	County SAN DIEGO
Year Built 0	Zoning R1	APN 299-072-26-00
Beds 3	Units 0	Radar ID P19325BA
Baths 2	Rooms 0	Subdivision ARDEN HEIGHTS 06
Sq Ft 1,978	Garage Yes / 2	Census 017200
Lot Sq Ft 0	Pool No	Tract 1592
Lot Acres 0	Fireplace No	Lot 828
Stories 0	HVAC No	
Legal THAT POR PAR PER ROS 12220 IN ST CLSD ADJ&IN LOT 828 TR 1592		

Tax Assessment

Total Value \$2,148,102	Year Assessed 2014
Land Value \$1,726,906	Annual Taxes \$22,091
Improvements \$421,196	Est. Tax Rate 1.0%
Owner Exempt No	Tax Rate Area 11001

Market Value and Rent

Estimated Value	\$1,884,157	\$953/sf as of 6/30/2015	71% confidence
Comp. Sales	\$1,543,811	\$780/sf as of Today	\$700k - \$2,995k
Comp. Listings	\$2,140,101	\$1,082/sf as of Today	\$915k - \$9,995k
Comp. Rent	\$4,763	\$2.41/sf as of Today	\$1,950 - \$9,000
HUD FM Rent	\$2,198	\$1.11/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed		12/4/2009	672705	Seller Buyer	JAMES RONALD & K TRUST RICHARDSON,SHELDON E	\$2,040,000
Loan	1	12/4/2009	672706	Borrower Lender	RICHARDSON,SHELDON E FIRST WESTERN TRUST BA	\$1,500,000
Loan	2	3/2/2010	101342	Borrower Lender	RICHARDSON,SHELDON E FIRST WESTERN TRUST BA	\$250,000
- NOD		3/25/2015	137609	Borrower Trustee	SHELDON E & BARBARA L F NATIONAL DEFAULT SERVI	\$12,598
- NTS		6/30/2015	339806	Borrower Trustee	SHELDON E & BARBARA L F NATIONAL DEFAULT SERVI	\$274,240
Loan	3	12/13/2013	719980	Borrower Lender	RICHARDSON,SHELDON E GENERAL AGRICULTURE	\$500,000



Status

Est. Value \$1,884,157	Listed for Sale No
Loan Balance \$2,083,365 111%	In Foreclosure Bank Owned
Equity -\$199,208 -11%	Owner Occupied No

Ownership & Mailing Address

Transfer Date 12/4/2009	RICHARDSON,SHELDON E & BARBARA L
Purchase Amt \$2,040,000	11208 N SAINT ANDREWS WAY SCOTTSDALE, AZ 85254
Down Payment \$540,000	
Transfer Type Market	

Foreclosure Details

Stage Bank Owned	TS # 15-00204-FW-CA
Sale Date 7/22/2015	Sale Time 10:30 AM
Sale Place 250 E MAIN ST, EL CAJON	
Postponed For Original	
Prior Sale Date	Orig Sale Date 7/22/2015
Published Bid \$274,240	
Opening Bid \$252,641	
Winning Bid \$252,641	

LOAN

Recorded On 3/2/2010	Doc # 101342
Amount \$250,000	Position 2

NOTICE

Recorded On 6/30/2015	Doc # 339806
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Trustee
NATIONAL DEFAULT SERVICING FIRST WSTRN TR BK
 COR
 602-264-6101

Lender