

**1355 KENNETH ST
SEASIDE, CA 93955**

County **MONTEREY**
Parcel Number **012-281-015-000**
Thomas Guide **1134-F2**
RadarID **503014647**

Legal Description
DEL MONTE HEIGHTS MAP 5 LOT 20 & 22 BLK 44

Property Details

Year Built 1935	Zoning
Type SFR - RSFR	Units 1
Beds 2	Baths 1
SqFt 696	Lot Size 3,485
Rooms 6	Stories 1
Garage 0	HVAC H
Pool 0	Fireplace 1
	Transfer Date

Value & Equity

Value **\$293,259 \$421/sf (10/29/14)**
Loans **\$336,000 115%**
Equity **\$-42,741 -15%**

Est. Rent **\$1,322** Cap Rate **5.41%**

Tax Assesment

Total \$211,126	Annual Taxes \$2,186
Land \$151,711	Est. Tax Rate 1.04%
Improved \$59,415	Tax Rate Area 10000
As of 2014	

Owner Name & Mailing Address

VALDEZ,MARCIANA M TRUST
1355 KENNETH ST
SEASIDE, CA 93955

Foreclosure Stage: Bank Owned

Sold On 11/24/14	Winning Bid \$403,831
	Published Bid \$404,069
	Opening Bid \$403,831
Sale Status Sold to Bank	Notice Date 10/21/14
Postponed For Original	Document # 52391
Sale Date 11/24/14	Sale Time 10:00 AM
Prior Date	Sale Location 168 W ALISAL ST SALINAS
Original Date 11/24/14	
Loan Date 04/13/07	Loan Amount \$336,000
Loan Doc # 30067	Loan Position 1
Trustee MTC FINANCIAL INC	
	17100 GILLETTE AVE
	IRVINE, CA 92614
	714-573-1965
TS Number CA05003892-13-1	
Lender COUNTRYWIDE HM LNS INC	

Transaction History

Type	#	Date	Doc #	Grantee	Amount
Loan		08/31/89	48099	CONGRESS MORTGAGE CO	\$15,000
Loan		10/03/90	58154	BENEFICIAL CALIFORNIA INC	\$32,000
Loan		10/27/95	32930821	BENEFICIAL CALIFORNIA INC	\$43,000
Loan		05/16/06	44206	H & R BLOCK MORTGAGE CO LLC	\$200,000
- Assignment		08/25/06	75151	OPTION ONE MORTGAGE CORP	\$200,000
Loan	1st	04/13/07	30067	COUNTRYWIDE HOME LOANS INC	\$336,000
- Assignment		06/01/11	30705	BAC HOME LOANS SERVICING LP	\$336,000
- NOD		03/15/13	16412	RECONTRUST CO NA	\$35,298
- Assignment		08/27/13	54049	EVERBANK	\$336,000
- NOD		12/12/13	74789	TRUSTEE CORPS	\$30,612
- Assignment		06/27/14	29737	GREEN TREE SERVICING LLC	\$336,000
- NTS		10/21/14	52391	MTC FINANCIAL INC	\$404,069
Quitclaim Deed		05/10/07	38062	VALDEZ MARCIANA M LIVING TRUST	\$0

**232 SIRRAH WAY
GREENFIELD, CA 93927**

County **MONTEREY**
Parcel Number **024-361-027-000**
Thomas Guide
RadarID **740575**

Legal Description
**LA VINA - PHASE 1 VOL 22 C&T PG. 66 TRACT NO.
1429 LOT 27**

Property Details

Year Built 2005	Zoning
Type SFR - RSFR	Units 0
Beds 5	Baths 3
SqFt 2,679	Lot Size 6,048
Rooms 14	Stories 2
Garage 0	HVAC
Pool 0	Fireplace 1
	Transfer Date 02/25/09

Value & Equity

Value \$295,204	\$110/sf (10/29/14)
Loans \$255,290	86%
Equity \$39,914	14%
Est. Rent \$2,156	Cap Rate 8.76%

Tax Assesment

Total \$273,124	Annual Taxes \$3,196
Land \$84,037	Est. Tax Rate 1.17%
Improved \$189,087	Tax Rate Area 8029
As of 2014	

Owner Name & Mailing Address

JANISCH,KENNETH D
232 SIRRAH WAY
GREENFIELD, CA 93927

Foreclosure Stage: Bank Owned

Sold On 11/21/14	Winning Bid \$249,900
	Published Bid \$281,141
	Opening Bid \$129,333
Sale Status Sold to Bank	Notice Date 10/10/14
Postponed For Unknown	Document # 49679
Sale Date 11/21/14	Sale Time 10:00 AM
Prior Date 11/14/14	Sale Location 168 W ALISAL ST SALINAS
Original Date 11/05/14	
Loan Date 02/25/09	Loan Amount \$255,290
Loan Doc # 11041	Loan Position 1
Trustee ENTRA DEFAULT SOLUTIONS LLC	
	1355 WILLOW WAY 115
	CONCORD, CA 94520
	714-730-2727
TS Number 2014-02177	
Lender CAM VII TRUST (CT)	
	314 S FRANKLIN ST 2ND
	TITUSVILLE, PA 16354

Transaction History

Type	#	Date	Doc #	Grantee	Amount
Grant Deed		02/25/09	11040	JANISCH,KENNETH D	\$260,000
Loan	1st	02/25/09	11041	COUNTRYWIDE BANK	\$255,290
- Assignment		02/05/13	7141	BANK OF AMERICA	\$255,290
- NOD		07/07/14	31128	ENTRA DEFAULT SOLUTIONS LLC	\$43,683
- NTS		10/10/14	49679	ENTRA DEFAULT SOLUTIONS LLC	\$281,141

Chez Christian Real Estate Foreclosure Profile Report

Montereyforeclosures.com

Presented By **Christian Viollaz**
 831-393-0324
 Christian@ChezChristian.com

**242 MONTEREY DUNES WAY
 CASTROVILLE, CA 95012**

County **MONTEREY**
 Parcel Number **229-061-017-000**
 Thomas Guide
 RadarID **244084**
 Legal Description
TRACT 685 MONTEREY DUNES COLONY LOT 50

Property Details

Year Built 1975	Zoning
Type CND - RCON	Units 1
Beds 2	Baths 2
SqFt 1,381	Lot Size 0
Rooms 6	Stories 1
Garage 0	HVAC
Pool 0	Fireplace 1
	Transfer Date 11/29/10

Value & Equity

Value **\$1,196,189** \$866/sf (10/29/14)
 Loans **\$1,000,000** 84%
 Equity **\$196,189** 16%

Est. Rent **\$1,322** Cap Rate **1.33%**

Tax Assesment

Total \$770,010	Annual Taxes \$9,940
Land \$480,000	Est. Tax Rate 1.29%
Improved \$290,010	Tax Rate Area 99040
As of 2014	

Owner Name & Mailing Address

MONTEREY DUNES COLONY ASSOCIATION
 195 MONTEREY DUNES WAY
 CASTROVILLE, CA 95012

Foreclosure Stage: Bank Owned

Sold On 11/20/14	Winning Bid \$1,041,250
	Published Bid \$1,395,917
	Opening Bid \$1,041,250
Sale Status Sold to Bank	Notice Date 10/23/14
Postponed For Original	Document # 52947
Sale Date 11/20/14	Sale Time 10:00 AM
Prior Date	Sale Location 168 W ALISAL ST SALINAS
Original Date 11/20/14	
Loan Date 01/31/06	Loan Amount \$1,000,000
Loan Doc # 9242	Loan Position
Trustee SEASIDE TRUSTEE INC PO BOX 752377 LAS VEGAS, NV 89136 855-986-9342	
TS Number 1406997CA	
Lender BANK OF AMERICA 2006-OA1 (CE) 4425 PONCE DE LEON BLVD 5TH CORAL GABLES, FL 33146	

Transaction History

Type	#	Date	Doc #	Grantee	Amount
- Assignment		12/28/11	73946	BANK OF NY SERIES 2006-OA1 (CE)	\$1,000,000
- Assignment		06/13/14	27295	BANK OF NEW YORK 2006-OA1 (CE)	\$1,000,000
- NOD		07/29/14	35111	SEASIDE TRUSTEE INC	\$286,653
- NTS		10/23/14	52947	SEASIDE TRUSTEE INC	\$1,395,917
Trustees Deed		11/29/10	69780	MONTEREY DUNES COLONY ASSN	\$29,934

**1203 LAWTON AVE
PACIFIC GROVE, CA 93950**

County **MONTEREY**
Parcel Number **007-562-013-000**
Thomas Guide
RadarID **22780759**
Legal Description
DEL MONTE PARK LOT 14 BLK 15

Property Details

Year Built 1952	Zoning
Type SFR - RSFR	Units 1
Beds 2	Baths 1
SqFt 1,747	Lot Size 4,500
Rooms 7	Stories 1
Garage 0	HVAC
Pool 0	Fireplace 1
	Transfer Date 07/06/90

Value & Equity

Value **\$691,240 \$396/sf (10/29/14)**
Loans **\$655,000 95%**
Equity **\$36,240 5%**

Est. Rent **\$1,322** Cap Rate **2.30%**

Tax Assesment

Total \$392,709	Annual Taxes \$4,327
Land \$176,563	Est. Tax Rate 1.1%
Improved \$216,146	Tax Rate Area 4002
As of 2014	

Owner Name & Mailing Address

KROKOWER, MICHAEL S & KELLEY L
1203 LAWTON AVE
PACIFIC GROVE, CA 93950

Foreclosure Stage: Bank Owned

Sold On 11/19/14	Winning Bid \$588,790
	Published Bid \$579,111
	Opening Bid \$588,790
Sale Status Sold to Bank	Notice Date 10/06/14
Postponed For Trustees	Document # 48309
	Discretion
Sale Date 11/19/14	Sale Time 10:00 AM
Prior Date 11/06/14	Sale Location 168 W ALISAL ST
Original Date 11/06/14	SALINAS
Loan Date 01/30/04	Loan Amount \$455,000
Loan Doc # 9153	Loan Position 1
Trustee QUALITY LOAN SERVICE CORP	
	411 IVY ST
	SAN DIEGO, CA 92101
	714-573-1965
TS Number CA-14-626895-BF	
Lender PNC BK NATIONAL ASSN	
	2141 5TH AVE
	SAN DIEGO, CA 92101

Transaction History

Type	#	Date	Doc #	Grantee	Amount
Loan		07/06/90	40001	BANK OF AMERICA	\$176,000
Grant Deed		07/06/90	25290220	KROKOWER, MICHAEL	\$220,000
Loan		11/19/98	80907	MISSION HILLS MORTGAGE	\$195,000
Loan		11/12/99	84064	WELLS FARGO BANK	\$40,000
Loan		03/20/03	31361	WELLS FARGO HOME MORTGAGE INC	\$322,700
Loan		03/20/03	31362	WELLS FARGO BANK	\$25,000
Loan		09/05/03	108032	WELLS FARGO HOME MORTGAGE INC	\$347,700
Loan		10/08/03	123405	WELLS FARGO BANK	\$50,000
Loan	1st	01/30/04	9153	WELLS FARGO HOME MORTGAGE INC	\$455,000
- Assignment		11/19/09	74649	BANK OF AMERICA	\$455,000
- NOD		04/06/11	19889	FIRST AMERICAN TRUSTEE SVCG	\$59,114
- Assignment		06/22/11	34554	PNC BANK	\$455,000
- Assignment		12/26/12	79762	PNC BANK	\$455,000
- NOD		07/03/14	30942	QUALITY LOAN SERVICE CORP	\$190,421
- NTS		10/06/14	48309	QUALITY LOAN SERVICE CORP	\$579,111
Loan		04/29/04	41876	MONTEREY COUNTY BANK	\$120,000
Loan		04/29/04	42159	WELLS FARGO BANK	\$50,000
Loan		06/27/06	56822	COUNTRYWIDE BANK	\$200,000
- Assignment		11/29/12	73221	BANK OF AMERICA	\$200,000
Loan	2nd	01/23/09	4207		\$150,000
Loan	3rd	03/27/09	18375		\$50,000