



4 N WAKE FOREST AVE
VENTURA, CA 93003

County **VENTURA**
Parcel Number **082-0-154-080**
Thomas Guide
RadarID **546498**
Legal Description

Property Details

Year Built	2005	Zoning	
Type	SFR - RSFR	Units	0
Beds	4	Baths	0
SqFt	2,286	Lot Size	7,456
Rooms	7	Stories	2
Garage	0	HVAC	
Pool	0	Fireplace	1
		Transfer Date	05/24/06

Value & Equity

Value	\$715,478	\$313/sf (03/12/10)
Loans	\$719,100	101%
Equity	\$-3,622	-1%
Rent	\$2,424	Cap Rate 4.07%

Tax Assesment

Assessed Yr	2009	Annual Taxes	\$8,068
Total	\$595,000	Est. Tax Rate	1.36%
Land	\$387,000	Delinquent Tax	\$0
Improved	\$208,000	Delinquent Yr	2007

Owner Name & Mailing Address

ESCAMILLA, MARIO
4 N WAKE FOREST AVE
VENTURA, CA 93003

Foreclosure Stage: Auction

Sale Date	05/14/10	Published Bid	\$799,022
		Opening Bid	\$0
Sale Status	Active	Notice Date	03/25/10
Postponed For	Beneficiary Request	Document #	45882
Sale Date	05/14/10	Sale Time	11:00 AM
Prior Date	04/15/10	Sale Location	800 S VICTORIA AVE VENTURA
Original Date	04/15/10		
Loan Date	05/24/06	Loan Amount	\$639,200
Loan Doc #	110992	Loan Position	1
Trustee	NDEX WEST LLC 15000 SURVEYOR BLVD 500 ADDISON, TX 75001 925-603-7342		
TS Number	20080159902278		
Lender	MORTGAGE ELECTRONIC REGISTRATI 15000 SURVEYOR BLVD 500 ADDISON, TX 75001		

Transaction History

Type	#	Date	Doc #	Grantee	Amount
Transfer		05/24/06	110990	ESCAMILLA, MARIO	\$0
Transfer		05/24/06	110991	ESCAMILLA, MARIO	\$0
QCL		05/24/06	110991	ESCAMILLA, MARIO	\$0
Loan	1st	05/24/06	110992	MORTGAGEIT INC	\$639,200
- NOD		04/17/08	60081	NDEX WEST LLC	\$10,419
- NOD		06/09/08	89786	NDEX WEST LLC	\$14,279
- NTS		11/04/08	161607	NDEX WEST LLC	\$727,737
- NTS		03/25/10	45882	NDEX WEST LLC	\$799,022
Loan	2nd	05/24/06	110993	MORTGAGEIT INC	\$79,900