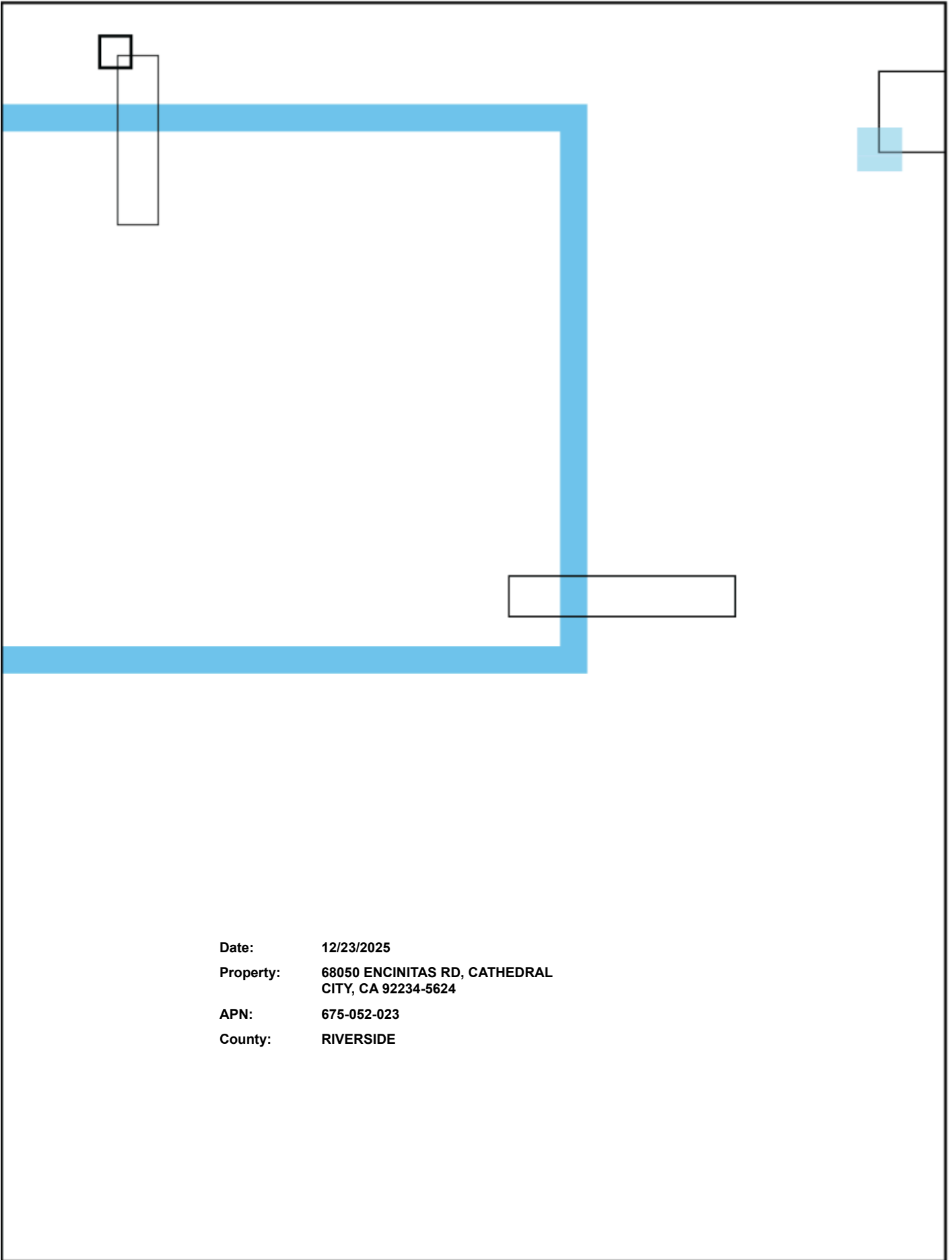




Date: 12/23/2025
Property: 68050 ENCINITAS RD, CATHEDRAL
CITY, CA 92234-5624
APN: 675-052-023
County: RIVERSIDE



Subject Property Location



Foreclosure Activity

Report Date: 12/23/2025

Order ID: R204728138

Property Address 68050 ENCINITAS RD
City, State & Zip CATHEDRAL CITY, CA 92234-5624
County RIVERSIDE COUNTY
Mailing Address 68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
Census Tract 0449.23
 Thomas Bros Pg-Grid

Property Use Single Family Residential
Parcel Number 675-052-023
Latitude 33.844282
Longitude -116.473314

Legal Description Details Lot Number: 173 City, Municipality, Township: CATHEDRAL CITY Tract No: 2040 Brief Description: LOT 173 MB 041/012 TR 2040

Current Ownership Information **Source of Ownership data: Assessment Data*

Primary Owner Name(s)	HOOD DANNY
Vesting	

Latest Full Sale Information

Primary Owner Name(s)	HOOD, DANNY	Sale Price	\$381,000
		Sale Date	03/24/2021
		Recording Date	04/01/2021
Vesting		Recorder Doc #	2021-0206615
		Book/Page	

Financing Details at Time of Purchase

1	Loan Amount	\$225,000	Origination Lender Name	GERRY HAMPSHIRE ETAL
	Loan Type	Conventional	Recording Doc #	2021-0206616

Foreclosure Activity

Document Type	Notice of Sale	Recording Date	11/04/2025
Document Type	Notice of Default	Recording Date	07/30/2025

Property Characteristics

	Bedrooms	3	Year Built	1999	Living Area (SF)	1,776
	Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/2	Price (\$/SF)	\$215/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	8,712/.2
	Construction Type	Wood	Units		Fireplace	1 Fireplace
	Exterior Walls		Buildings		Pool	Pool (yes) - P
	Roof Material/Type	Tile	Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Central
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	R1

Assessment & Taxes

	Assessment Year	2025	Tax Year	2025	Tax Exemption	
	Total Assessed Value	\$411,997	Tax Amount	\$5,811.00	Tax Rate Area	19-167
	Land Value	\$43,296	Tax Account ID	675052023		
	Improvement Value	\$368,701	Tax Status	Delinquent		
	Improvement Ratio	89.49%	Delinquent Tax Year	2021		
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	04/01/2021	GERRY HAMPSHIRE ETAL	\$225,000	YES

Loan Officer Insights

Trans.ID	Loan Officer	Broker	Loan Company	NMLS#
3	JASON CHRISTIANSEN	CHRISTIANSEN CAPITAL		NMLS#269373
				NMLS#385686
				NMLS#



Subject Property Location

Property Address 68050 ENCINITAS RD
City, State & Zip CATHEDRAL CITY, CA 92234-5624

Report Date: 12/23/2025
Order ID: R204728139
County: RIVERSIDE

Area Sales Analysis

Total Area Sales/ Count	\$10,290,000/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	8,276 /.19
Price Range - 2 years	\$315,000 - \$720,000	Median # of Bedrooms	3	Median Year Built	1992
Age Range	7 - 64	Median Living Area (SF)	1,680	Median Value	\$505,000
Median Age	33	Median Price (\$/SF)	\$313/SF		

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	\$/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	04/01/2021	\$381,000	\$215	1,776		3	2	1999	8,712/.2	Yes	
1	●	68080 ENCINITAS RD	12/10/2025	\$490,000	\$393	1,247		3	1.75	1987	8,712/.2	Yes	0.04
2	●	68095 ESPADA RD	07/10/2025	\$550,000	\$383	1,436		4	2	1986	9,147/.21	Yes	0.15
3	●	68085 ESTIO RD	10/14/2025	\$385,000	\$226	1,704		3	2	1987	8,276/.19		0.2
4	●	68015 ESTIO RD	11/17/2025	\$315,000	\$203	1,552		3	1.75	1961	8,276/.19		0.21
5	●	68138 SEVILLE CT	08/04/2025	\$476,000	\$301	1,580		3	2	2000	10,454/.24	Yes	0.23
6	●	68256 PASADA RD	12/05/2025	\$589,500	\$316	1,865		3	2	1997	9,583/.22	Yes	0.23
7	●	68135 PELADORA RD	08/05/2025	\$429,000	\$397	1,080		3	1.75	1984	8,276/.19		0.25
8	●	68214 PASADA RD	07/16/2025	\$510,000	\$304	1,675		3	2	1997	8,712/.2	Yes	0.27
9	●	68338 RIVIERA RD	09/30/2025	\$469,500	\$270	1,740		3	2.25	2001	8,276/.19		0.29
10	●	68300 ESPADA RD	09/10/2025	\$415,000	\$331	1,254		3	2	1985	8,276/.19		0.31
11	●	68215 ESTIO RD	08/28/2025	\$632,000	\$351	1,802		3	2	1995	8,276/.19	Yes	0.31
12	●	68245 PELADORA RD	09/26/2025	\$635,000	\$300	2,118		4	3	2018	8,276/.19	Yes	0.33
13	●	68420 RIVIERA RD	10/08/2025	\$475,000	\$283	1,680		3	2	2001	8,276/.19	Yes	0.33
14	●	67905 MEDANO RD	11/10/2025	\$455,000	\$340	1,339		2	1.75	1984	10,454/.24		0.37
15	●	28300 AVENIDA MARAVILLA	08/25/2025	\$525,000	\$310	1,696		4	1.75	2017	7,840/.18		0.41
16	●	67795 MEDANO RD	10/14/2025	\$575,000	\$424	1,355		3	2	1981	8,276/.19	Yes	0.43
17	●	27185 LANDAU BLVD	12/05/2025	\$500,000	\$291	1,718		3	1.75	2000	7,840/.18		0.46
18	●	27145 LANDAU BLVD	09/10/2025	\$580,000	\$291	1,991		2	2	1988	7,405/.17	Yes	0.48
19	●	27672 SAN MARTIN ST	08/20/2025	\$564,000	\$336	1,680		3	2	2002	6,969/.16		0.49
20	●	28010 PANORAMA RD	10/01/2025	\$720,000	\$333	2,159		3	2.5	1990	9,147/.21	Yes	0.51



Fidelity National Title
PASSPORT

TRANSACTION HISTORY REPORT



Subject Property Location

Property Address 68050 ENCINITAS RD
City, State & Zip CATHEDRAL CITY, CA 92234-5624
County RIVERSIDE COUNTY
Mailing Address 68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624

Report Date: 12/23/2025
 Order ID: R204728140

Property Use Single Family Residential
Parcel Number 675-052-023

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	11/04/2025	Pre-Foreclosure	Notice of Sale	\$225,000	2025-0340861	HOOD, DANNY	
2	07/30/2025	Pre-Foreclosure	Notice of Default	\$225,000	2025-0232004	HOOD, DANNY	
3	04/27/2021	Release	Full Release with Legal Description	\$280,000	2021-0259473	STEPHENS, ANJA; STEPHEN S, EDWARD	
4	04/01/2021	Mortgage	Conventional	\$225,000	2021-0206616	HOOD, DANNY	
5	04/01/2021	Deed	Grant Deed	\$381,000	2021-0206615	HOOD, DANNY	STEPHENS, EDWARD; STEPHENS, ANJA
6	10/24/2014	Release	Full Release with Legal Description	\$239,000	2014-0404100	STEPHENS, EDWARD DEAN	
7	09/05/2014	Mortgage	VA Loan (Veteran's Administration)	\$280,000	2014-0338177	STEPHENS, EDWARD; STEPHENS, ANJA	
8	09/05/2014	Deed	Intra-family Transfer or Dissolution		2014-0338176	STEPHENS, EDWARD; STEPHENS, ANJA	STEPHENS, EDWARD; STEPHENS, EDWARD DEAN
9	04/15/2013	Release	Substitution of Trustee and Full Reconveyance		2013-0174543	PHOENIX REALTY INVESTMENTS, LLC	
10	03/01/2013	Mortgage	VA Loan (Veteran's Administration)	\$239,000	2013-0101905	STEPHENS, EDWARD DEAN	
11	03/01/2013	Deed	Intra-family Transfer or Dissolution		2013-0101904	STEPHENS, EDWARD DEAN	STEPHENS, ANJA
12	03/01/2013	Deed	Grant Deed	\$239,000	2013-0101903	STEPHENS, EDWARD DEAN	PHOENIX REALTY INVESTMENTS LLC
13	01/25/2013	Mortgage	Credit Line (Revolving)	\$8,000,000	2013-0038740	PHOENIX REALTY INVESTMENTS LLC	
14	12/24/2012	Deed	Trustee's Deed (Certificate of Title)	\$175,000	2012-0626286	PHOENIX REALTY INVESTMENTS LLC	ESTRADA, RAUL; ESTRADA, CARMINA
15	11/19/2012	Pre-Foreclosure	Notice of Sale	\$227,000	2012-0557838	ESTRADA, RAUL; ESTRADA, CARMINA	
16	09/20/2012	Pre-Foreclosure	Notice of Sale	\$227,000	2012-0450271	ESTRADA, RAUL; ESTRADA, CARMINA	
17	01/05/2012	Pre-Foreclosure	Notice of Default	\$227,000	2012-0004968	ESTRADA, RAUL; ESTRADA, CARMINA	
18	08/31/2011	Assignment	Assignment of Mortgage	\$227,000	2011-0386856	RAUL ESTRADA	
19	08/23/2011	Deed	Intra-family Transfer or Dissolution		2011-0372668	ESTRADA, RAUL	ESTRADA, RAUL; ESTRADA, CARMINA
20	03/06/2007	Release	Release of Mortgage	\$41,600	2007-0151884	JOEL DZARNOWSKI	
21	02/21/2007	Release	Substitution of Trustee and Full Reconveyance	\$166,400	2007-0121142	JOEL DZARNOWSKI	
22	01/19/2007	Mortgage	Conventional	\$227,000	2007-0047408	ESTRADA, RAUL; ESTRADA, CARMINA	
23	01/19/2007	Deed	Grant Deed	\$360,000	2007-0047407	ESTRADA, RAUL; ESTRADA, CARMINA	DZARNOWSKI, JOEL; DZARNOWSKI, LISA
24	03/27/2002	Mortgage	Stand Alone Second	\$41,600	2002-154085	DZARNOWSKI, JOEL; DZARNOWSKI, LISA	
25	03/27/2002	Mortgage	Unknown Loan Type	\$166,400	2002-154084	DZARNOWSKI, JOEL; DZARNOWSKI, LISA	
26	03/27/2002	Deed	Grant Deed	\$208,000	2002-154083	DZARNOWSKI, JOEL; DZARNOWSKI, LISA	ROBERTSON, GAIL; JOLIS, GAIL C
27	03/26/2002	Deed	Affidavit of Death of Joint Tenant		2002-152488	SCHMELZLE, GLORIA	SCHMELZLE, CHRIS; SCHMELZLE, GLORIA
28	06/01/2001	Mortgage		\$137,600	2001-246860	JOLIS, GAIL C	
29	06/01/2001	Deed	Grant Deed	\$137,000	2001-246859	JOLIS, GAIL C	ALEXANDER, ANNE
30	11/12/1999	Mortgage		\$126,000		ALEXANDER, ANNE	
31	11/12/1999	Deed	Corporation deed	\$140,000	1999-498691	ALEXANDER, ANNE	R WAY INC

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Foreclosure Sale Scheduled

	Transaction ID	1	Recorder Doc Number	2025-0340861	Original Loan Amount	\$225,000
	TS/Case #	88305	Document Type	Pre-Foreclosure	Origination Document #	2021-0206616
	Trustor(s) Name	HOOD, DANNY	Document Description	Notice of Sale	Origination Recording Date	04/01/2021
	Trustee / Contact Name		Recording Date	11/04/2025	Unpaid Balance	\$257,497
	Mailing Address		Auction Place of Sale	849 WEST SIXTH STREET, CORONA	Contract Date	10/31/2025
	Phone Number	714-283-2180	Auction Date	12/03/2025	Publish Date	

Foreclosure 1st Legal Action

	Transaction ID	2	Recorder Doc Number	2025-0232004	Original Loan Amount	\$225,000
	TS/Case #	88305	Document Type	Pre-Foreclosure	Origination Document #	2021-0206616
	Trustor(s) Name	HOOD, DANNY	Document Description	Notice of Default	Origination Recording Date	04/01/2021
	Trustee / Contact Name	CALIFORNIA TD SPECIALISTS	Recording Date	07/30/2025	Beneficiary Name	GERRY HAMPSHIRE
	Mailing Address	8190 EAST KAISER BLVD, ANAHEIM HILLS, CA 92808	Foreclosure 1st Legal Date		Delinquent Amount	\$239,051
	Phone Number	714-283-2180	Publish Date		Delinquent Amount As of	07/28/2025

Mortgage Release

	Transaction ID	3	Recorder Doc Number	2021-0259473	Loan Amount	\$280,000
	Effective Date	04/14/2021	Document Type	Release	Origination Doc #	2014-0338177
	Borrower(s) Name	STEPHENS, ANJA; STEPHEN S, EDWARD	Document Description	Full Release with Legal Description	Origination Recording Date	09/05/2014
	Current Lender	M&T BANK	Recording Date	04/27/2021	Original Lender	LEADING MORTGAGE SOLUTIONS INC

Mortgage

	Transaction ID	4	Recorder Doc Number	2021-0206616	Recorder Book/Page	
	Mortgage Date	03/24/2021	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$225,000	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	04/01/2021	1st Periodic Cap Rate	
	Origination Lender Name	GERRY HAMPSHIRE ETAL	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	04/01/2023	IO Period	
	Borrower 1	HOOD, DANNY	Balloon Rider	Y	Prepayment Penalty Rider	Y
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (2)

Transfer						
	Transaction ID	5	Recorder Doc Number	2021-0206615	Partial Interest Transferred	
	Sale Date	03/24/2021	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$381,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/01/2021	Property Use	Single Family Residential
	Buyer 1	HOOD, DANNY	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
	Seller 1	STEPHENS, EDWARD	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	STEPHENS, ANJA	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	CATHEDRAL CITY
	Legal Recorder's Map Ref	MB 41 PG 12-16	Legal Subdivision	TRACT 2040	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	LAWYERS TITLE COMPANY	
Mortgage Release						
	Transaction ID	6	Recorder Doc Number	2014-0404100	Loan Amount	\$239,000
	Effective Date	10/20/2014	Document Type	Release	Origination Doc #	2013-0101905
	Borrower(s) Name	STEPHENS,EDWARD DEAN	Document Description	Full Release with Legal Description	Origination Recording Date	03/01/2013
	Current Lender	LOANCARE, LLC	Recording Date	10/24/2014	Original Lender	STEARNS LENDING INC
Mortgage						
	Transaction ID	7	Recorder Doc Number	2014-0338177	Recorder Book/Page	
	Mortgage Date	08/29/2014	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$280,000	Document Description	VA Loan (Veteran's Administration)	1st Periodic Floor Rate	
	Loan Type	VA Loan (Veteran's Administration)	Recording Date	09/05/2014	1st Periodic Cap Rate	
	Origination Lender Name	LEADING MORTGAGE SOLUTIONS INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Not Known	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	10/01/2044	IO Period	
	Borrower 1	STEPHENS, EDWARD	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	STEPHENS, ANJA	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				
Transfer						
	Transaction ID	8	Recorder Doc Number	2014-0338176	Partial Interest Transferred	
	Transfer Date	08/29/2014	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/05/2014	Property Use	
	Buyer 1	STEPHENS, EDWARD	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
	Buyer 2	STEPHENS, ANJA	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
	Seller 1	STEPHENS, EDWARD	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2	STEPHENS, EDWARD DEAN	Seller 2 Entity	Who Acquired Title As	Legal City/ Muni/ Township	CATHEDRAL CITY
	Legal Recorder's Map Ref	MB41 PG12-16	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			/// 2040		Title Company Name	STEWART TITLE OF CA INC
Mortgage Release						
	Transaction ID	9	Recorder Doc Number	2013-0174543	Loan Amount	
	Effective Date	04/02/2013	Document Type	Release	Origination Doc #	2013-0038740
	Borrower(s) Name	PHOENIX REALTY INVESTMENTS, LLC	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	01/25/2013
	Current Lender	CALIFORNIA REPUBLIC BANK	Recording Date	04/15/2013	Original Lender	CALIFORNIA REPUBLIC BANK

Transaction Details (cont.) (3)

Mortgage



Transaction ID	10	Recorder Doc Number	2013-0101905	Recorder Book/Page	
Mortgage Date	01/28/2013	Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$239,000	Document Description	VA Loan (Veteran's Administration)	1st Periodic Floor Rate	
Loan Type	VA Loan (Veteran's Administration)	Recording Date	03/01/2013	1st Periodic Cap Rate	
Origination Lender Name	STEARNS LENDING LLC	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Finance Company	First Rate Change Date		Change Index	
Type Financing		Maturity Date	03/01/2043	IO Period	
Borrower 1	STEPHENS, EDWARD DEAN	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting	Married Man as his sole and separate property				

Transfer



Transaction ID	11	Recorder Doc Number	2013-0101904	Partial Interest Transferred	
Transfer Date	02/04/2013	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
Recorder Book/Page		Recording Date	03/01/2013	Property Use	
Buyer 1	STEPHENS, EDWARD DEAN	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
Buyer 2		Buyer 2 Entity		Buyer Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
Seller 1	STEPHENS, ANJA	Seller 1 Entity	Married Woman	Seller Mailing Address	
Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	CATHEDRAL CITY
Legal Recorder's Map Ref	MB41 PG12-16	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract		/ / / 2040		Title Company Name	TICOR TITLE RIVERSIDE

Transfer



Transaction ID	12	Recorder Doc Number	2013-0101903	Partial Interest Transferred	
Sale Date	01/28/2013	Document Type	Deed	Type of Transaction	Distressed Sale
Sale Price	\$239,000	Document Description	Grant Deed	Multiple APNs on Deed	
Recorder Book/Page		Recording Date	03/01/2013	Property Use	
Buyer 1	STEPHENS, EDWARD DEAN	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
Buyer 2		Buyer 2 Entity		Buyer Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
Seller 1	PHOENIX REALTY INVESTMENTS LLC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	CATHEDRAL CITY
Legal Recorder's Map Ref	MB41 PG12-16	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract		/ / / 2040		Title Company Name	TICOR TITLE

Transaction Details (cont.) (4)

Mortgage						
	Transaction ID	13	Recorder Doc Number	2013-0038740	Recorder Book/Page	
	Mortgage Date	01/24/2013	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$8,000,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	01/25/2013	1st Periodic Cap Rate	
	Origination Lender Name	CALIFORNIA REPUBLIC BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Not Known	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	PHOENIX REALTY INVESTMENTS LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	14	Recorder Doc Number	2012-0626286	Partial Interest Transferred	
	Sale Date	12/14/2012	Document Type	Deed	Type of Transaction	Forced Sale
	Sale Price	\$175,000	Document Description	Trustee's Deed (Certificate of Title)	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/24/2012	Property Use	
	Buyer 1	PHOENIX REALTY INVESTMENTS LLC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	110 N LINCOLN AVE STE 100, CORONA, CA 92882-1853
	Seller 1	ESTRADA, RAUL	Seller 1 Entity	Trustor or Debtor	Seller Mailing Address	
	Seller 2	ESTRADA, CARMINA	Seller 2 Entity	Trustor or Debtor	Legal City/ Muni/ Township	CATHEDRAL CITY
	Legal Recorder's Map Ref	MB41 PG12-16	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			/ / / 2040		Title Company Name
Foreclosure Sale Scheduled						
	Transaction ID	15	Recorder Doc Number	2012-0557838	Original Loan Amount	\$227,000
	TS/Case #		Document Type	Pre-Foreclosure	Origination Document #	2007-0047408
	Trustor(s) Name	ESTRADA, RAUL; ESTRADA, CARMINA	Document Description	Notice of Sale	Origination Recording Date	01/19/2007
	Trustee / Contact Name		Recording Date	11/19/2012	Unpaid Balance	
	Mailing Address		Auction Place of Sale	400 N MAIN ST, CORONA	Contract Date	11/15/2012
	Phone Number		Auction Date	12/12/2012	Publish Date	
Foreclosure Sale Scheduled						
	Transaction ID	16	Recorder Doc Number	2012-0450271	Original Loan Amount	\$227,000
	TS/Case #		Document Type	Pre-Foreclosure	Origination Document #	2007-0047408
	Trustor(s) Name	ESTRADA, RAUL; ESTRADA, CARMINA	Document Description	Notice of Sale	Origination Recording Date	01/19/2007
	Trustee / Contact Name		Recording Date	09/20/2012	Unpaid Balance	
	Mailing Address		Auction Place of Sale	849 W 6TH ST, CORONA	Contract Date	09/18/2012
	Phone Number		Auction Date	10/12/2012	Publish Date	

Transaction Details (cont.) (5)
Foreclosure 1st Legal Action

	Transaction ID	17	Recorder Doc Number	2012-0004968	Original Loan Amount	\$227,000
	TS/Case #	12-0000264	Document Type	Pre-Foreclosure	Origination Document #	2007-0047408
	Trustor(s) Name	ESTRADA, RAUL; ESTRADA, CARMINA	Document Description	Notice of Default	Origination Recording Date	01/19/2007
	Trustee / Contact Name	FORECLOSURE DEPARTMENT	Recording Date	01/05/2012	Beneficiary Name	THE BANK OF NEW YORK MELLON
	Mailing Address	400 NATIONAL WAY, SIMI VALLEY, CA 93065	Foreclosure 1st Legal Date		Delinquent Amount	\$17,762
	Phone Number		Publish Date		Delinquent Amount As of	01/04/2012

Mortgage Assignment

	Transaction ID	18	Recorder Doc Number	2011-0386856	Original Loan Amount	\$227,000
	Effective Date		Document Type	Assignment	Origination Doc #	2007-0047408
	Borrower(s) Name	RAUL ESTRADA	Document Description	Assignment of Mortgage	Origination Recording Date	01/19/2007
			Recording Date	08/31/2011	Original Lender	AMERICAS WHOLESALE LENDER
	Assignor Name	MERS, INC.	Assignee Name		THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-5CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5CB	

Transfer

	Transaction ID	19	Recorder Doc Number	2011-0372668	Partial Interest Transferred	
	Transfer Date	08/23/2011	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/23/2011	Property Use	
	Buyer 1	ESTRADA, RAUL	Buyer 1 Entity	Married Person	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
	Seller 1	ESTRADA, RAUL	Seller 1 Entity	Individual	Seller Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
	Seller 2	ESTRADA, CARMNINA	Seller 2 Entity	Married Person	Legal City/ Muni/ Township	CATHEDRAL CITY
	Legal Recorder's Map Ref	MB041 PG012	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/// 2040		Title Company Name	NONE AVAILABLE

Mortgage Release

	Transaction ID	20	Recorder Doc Number	2007-0151884	Loan Amount	\$41,600
	Effective Date		Document Type	Release	Origination Doc #	2002-154085
	Borrower(s) Name	JOEL DZARNOWSKI	Document Description	Release of Mortgage	Origination Recording Date	03/27/2002
	Current Lender	VERDUGO TRUSTEE SERVICE CORPORATION AS PRESENT TRUSTEE	Recording Date	03/06/2007	Original Lender	FIRST FRANKLIN FIN

Mortgage Release

	Transaction ID	21	Recorder Doc Number	2007-0121142	Loan Amount	\$166,400
	Effective Date		Document Type	Release	Origination Doc #	2002-154084
	Borrower(s) Name	JOEL DZARNOWSKI	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	03/27/2002
	Current Lender	FIRST FRANKLIN FINANCIAL CORPORATION	Recording Date	02/21/2007	Original Lender	FIRST FRANKLIN FIN

Transaction Details (cont.) (6)

Mortgage



Transaction ID	22	Recorder Doc Number	2007-0047408	Recorder Book/Page	
Mortgage Date	12/19/2006	Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$227,000	Document Description	Conventional	1st Periodic Floor Rate	
Loan Type	Conventional	Recording Date	01/19/2007	1st Periodic Cap Rate	
Origination Lender Name	AMERICAS WHOLESale LENDER	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
Type Financing		Maturity Date	02/01/2037	IO Period	
Borrower 1	ESTRADA, RAUL	Balloon Rider		Prepayment Penalty Rider	
Borrower 2	ESTRADA, CARMINA	Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting	Joint Tenants				

Transfer



Transaction ID	23	Recorder Doc Number	2007-0047407	Partial Interest Transferred	
Sale Date	12/19/2006	Document Type	Deed	Type of Transaction	Arms-Length Transfer
Sale Price	\$360,000	Document Description	Grant Deed	Multiple APNs on Deed	
Recorder Book/Page		Recording Date	01/19/2007	Property Use	
Buyer 1	ESTRADA, RAUL	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
Buyer 2	ESTRADA, CARMINA	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
Seller 1	DZARNOWSKI, JOEL	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
Seller 2	DZARNOWSKI, LISA	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	CATHEDRAL CITY
Legal Recorder's Map Ref	MB41 PG12-16	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract	/// 2040			Title Company Name	LAWYERS TITLE COMPANY

Mortgage



Transaction ID	24	Recorder Doc Number	2002-154085	Recorder Book/Page	
Mortgage Date		Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$41,600	Document Description	Stand Alone Second	1st Periodic Floor Rate	
Loan Type	Stand Alone Second	Recording Date	03/27/2002	1st Periodic Cap Rate	
Origination Lender Name	FIRST FRANKLIN FIN	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Finance Company	First Rate Change Date		Change Index	
Type Financing		Maturity Date	04/01/2017	IO Period	
Borrower 1	DZARNOWSKI, JOEL	Balloon Rider	Y	Prepayment Penalty Rider	Y
Borrower 2	DZARNOWSKI, LISA	Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting	Joint Tenants				

Transaction Details (cont.) (7)

Mortgage



Transaction ID	25	Recorder Doc Number	2002-154084	Recorder Book/Page	
Mortgage Date	02/20/2002	Document Type	Mortgage	Rate Change Freq	Semi-Annual
Loan Amount	\$166,400	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
Loan Type	Unknown Loan Type	Recording Date	03/27/2002	1st Periodic Cap Rate	
Origination Lender Name	FIRST FRANKLIN FIN	Origination Interest Rate	6.87%	Lifetime Cap Rate	
Origination Lender Type	Finance Company	First Rate Change Date		Change Index	4.00%
Type Financing	Adjustable Rate	Maturity Date	04/01/2032	IO Period	
Borrower 1	DZARNOWSKI, JOEL	Balloon Rider		Prepayment Penalty Rider	Y
Borrower 2	DZARNOWSKI, LISA	Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR6MO
Vesting	Joint Tenants				

Transfer



Transaction ID	26	Recorder Doc Number	2002-154083	Partial Interest Transferred	
Sale Date	02/20/2002	Document Type	Deed	Type of Transaction	Arms-Length Transfer
Sale Price	\$208,000	Document Description	Grant Deed	Multiple APNs on Deed	
Recorder Book/Page		Recording Date	03/27/2002	Property Use	
Buyer 1	DZARNOWSKI, JOEL	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
Buyer 2	DZARNOWSKI, LISA	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
Seller 1	ROBERTSON, GAIL	Seller 1 Entity	Single woman	Seller Mailing Address	
Seller 2	JOLES, GAIL C	Seller 2 Entity	a/k/a (also known as)	Legal City/ Muni/ Township	CATHEDRAL CITY
Legal Recorder's Map Ref	MB41 PG12-16	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract		/// 2040		Title Company Name	ORANGE COAST TITLE

Transfer



Transaction ID	27	Recorder Doc Number	2002-152488	Partial Interest Transferred	
Transfer Date	03/26/2002	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
Sale Price		Document Description	Affidavit of Death of Joint Tenant	Multiple APNs on Deed	
Recorder Book/Page		Recording Date	03/26/2002	Property Use	
Buyer 1	SCHMELZLE, GLORIA	Buyer 1 Entity	Surviving Joint Tenant	Buyer Vesting	
Buyer 2		Buyer 2 Entity		Buyer Mailing Address	477 KNOWLES RD, KELOWNA BC V1W 1H2 CANADA
Seller 1	SCHMELZLE, CHRIS	Seller 1 Entity	Deceased	Seller Mailing Address	477 KNOWLES RD, KELOWNA BC V1W 1H2 CANADA
Seller 2	SCHMELZLE, GLORIA	Seller 2 Entity	Surviving Joint Tenant	Legal City/ Muni/ Township	CATHEDRAL CITY
Legal Recorder's Map Ref	MB273 PG39-43	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract		/// 28640		Title Company Name	

Transaction Details (cont.) (8)

Mortgage						
	Transaction ID	28	Recorder Doc Number	2001-246860	Recorder Book/Page	
	Mortgage Date	05/24/2001	Document Type	Mortgage	Rate Change Freq	Semi-Annual
	Loan Amount	\$137,600	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	06/01/2001	1st Periodic Cap Rate	
	Origination Lender Name	FIRST FRANKLIN FIN	Origination Interest Rate	8.87%	Lifetime Cap Rate	
	Origination Lender Type	Finance Company	First Rate Change Date		Change Index	4.62%
	Type Financing	Adjustable Rate	Maturity Date	06/01/2031	IO Period	
	Borrower 1	JOLES, GAIL C	Balloon Rider		Prepayment Penalty Rider	Y
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR
	Vesting					
Transfer						
	Transaction ID	29	Recorder Doc Number	2001-246859	Partial Interest Transferred	
	Sale Date	05/24/2001	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$137,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/01/2001	Property Use	
	Buyer 1	JOLES, GAIL C	Buyer 1 Entity	Single woman	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
	Seller 1	ALEXANDER, ANNE	Seller 1 Entity	Single woman	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	CATHEDRAL CITY
	Legal Recorder's Map Ref	MB41 PG12-16	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/ / / 2040		Title Company Name	ORANGE COAST TITLE
Mortgage						
	Transaction ID	30	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date	11/04/1999	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$126,000	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	11/12/1999	1st Periodic Cap Rate	
	Origination Lender Name	MORTGAGE CAPITAL RESOURCE CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	12/01/2029	IO Period	
	Borrower 1	ALEXANDER, ANNE	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (9)

Transfer						
	Transaction ID	31	Recorder Doc Number	1999-498691	Partial Interest Transferred	
	Sale Date	11/04/1999	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$140,000	Document Description	Corporation deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/12/1999	Property Use	
	Buyer 1	ALEXANDER, ANNE	Buyer 1 Entity	Single woman	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624
	Seller 1	R WAY INC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	CATHEDRAL CITY
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			LOT 173 MB 041/012 TR 2040/ / /		Title Company Name	FIRST AMERICAN TITLE CO



Fidelity National Title
PASSPORT

NEARBY NEIGHBORS REPORT



Subject Property Location

Property Address 68050 ENCINITAS RD
City, State & Zip CATHEDRAL CITY, CA 92234-5624
County RIVERSIDE COUNTY
Mailing Address 68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234-5624

Report Date: 12/23/2025
 Order ID: R204728141

Property Use Single Family Residential
Parcel Number 675-052-023

Subject Property

Address	68050 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-052-023
Owner	HOOD DANNY			Lot Size (SF/AC)	8,712/.2
Bedrooms	3	Year Built	1999	Living Area (SF)	1,776
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #1

Address	68060 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-052-022
Owner	ESCOBAR, JENNIFER MARINES; CAMPOS JR, CESAR SHANNE			Lot Size (SF/AC)	8,276/.19
Bedrooms	6	Year Built	1999	Living Area (SF)	3,037
Bathrooms/Partial	4	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #2

Address	68040 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-052-024
Owner	PEREZ JAIME A SR			Lot Size (SF/AC)	8,712/.2
Bedrooms	4	Year Built	1990	Living Area (SF)	1,956
Bathrooms/Partial	2.75	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #3

Address	68065 VISTA CHINO, CATHEDRAL CITY, CA 92234			APN	675-052-006
Owner	OLLENBERGER BRYCE			Lot Size (SF/AC)	8,712/.2
Bedrooms	3	Year Built	1985	Living Area (SF)	1,332
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #4

Address	68070 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-052-021
Owner	MCLEOD CATHERINE ANN; MCLEOD JOHN ALLEN II			Lot Size (SF/AC)	8,712/.2
Bedrooms	3	Year Built	1986	Living Area (SF)	1,416
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #5

Address	68075 VISTA CHINO, CATHEDRAL CITY, CA 92234			APN	675-052-007
Owner	DAVENPORT PHILIP			Lot Size (SF/AC)	8,712/.2
Bedrooms	3	Year Built	1985	Living Area (SF)	1,376
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/1	Phones	

Nearby Neighbor #6

Address	68030 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-052-025
Owner	RAYA GERARDO MANCERA; RAMOS ADRIANA TAPIA			Lot Size (SF/AC)	8,276/.19
Bedrooms	2	Year Built	1983	Living Area (SF)	1,080
Bathrooms/Partial	1.75	Garage Type/Parking Spaces	Attached Garage/1	Phones	

Nearby Neighbor #7

Address	68055 VISTA CHINO, CATHEDRAL CITY, CA 92234			APN	675-052-005
Owner	DISCHIAVI ARMAND JR; DISCHIAVI EMILY C			Lot Size (SF/AC)	8,712/.2
Bedrooms	3	Year Built	1985	Living Area (SF)	1,089
Bathrooms/Partial	1.75	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #8					
Address	68065 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-053-006
Owner	GASPAR ARMANDO			Lot Size (SF/AC)	7,840/.18
Bedrooms	4	Year Built	1999	Living Area (SF)	1,516
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #9					
Address	68085 VISTA CHINO, CATHEDRAL CITY, CA 92234			APN	675-052-008
Owner	RAMIREZ MIGUEL A; RAMIREZ ALICIA			Lot Size (SF/AC)	8,712/.2
Bedrooms	3	Year Built	1985	Living Area (SF)	1,636
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #10					
Address	68045 VISTA CHINO, CATHEDRAL CITY, CA 92234			APN	675-052-004
Owner	PACILIO ALFRED F			Lot Size (SF/AC)	8,276/.19
Bedrooms	2	Year Built	1985	Living Area (SF)	1,399
Bathrooms/Partial	1.75	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #11					
Address	68055 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-053-005
Owner	PINEDA NANCY D			Lot Size (SF/AC)	7,840/.18
Bedrooms	3	Year Built	1999	Living Area (SF)	1,718
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #12					
Address	68075 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-053-007
Owner	ALVAREZ FELICITAS			Lot Size (SF/AC)	7,840/.18
Bedrooms	3	Year Built	1985	Living Area (SF)	1,218
Bathrooms/Partial	1.75	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #13					
Address	68020 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-052-026
Owner	EDWARDS DANIEL MARK II; EATON ASHLEY ELIZABETH			Lot Size (SF/AC)	8,276/.19
Bedrooms	2	Year Built	1981	Living Area (SF)	1,320
Bathrooms/Partial	1	Garage Type/Parking Spaces	Detached Garage/2	Phones	

Nearby Neighbor #14					
Address	68080 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-052-020
Owner	SUZARA, MARK			Lot Size (SF/AC)	8,712/.2
Bedrooms	3	Year Built	1987	Living Area (SF)	1,247
Bathrooms/Partial	1.75	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #15					
Address	68045 ENCINITAS RD, CATHEDRAL CITY, CA 92234			APN	675-053-004
Owner	FIGUEROA ARTURO; FIGUEROA ALMA R			Lot Size (SF/AC)	7,840/.18
Bedrooms	3	Year Built	1986	Living Area (SF)	1,267
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/1	Phones	



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PASSPORT

ASSESSOR MAP REPORT

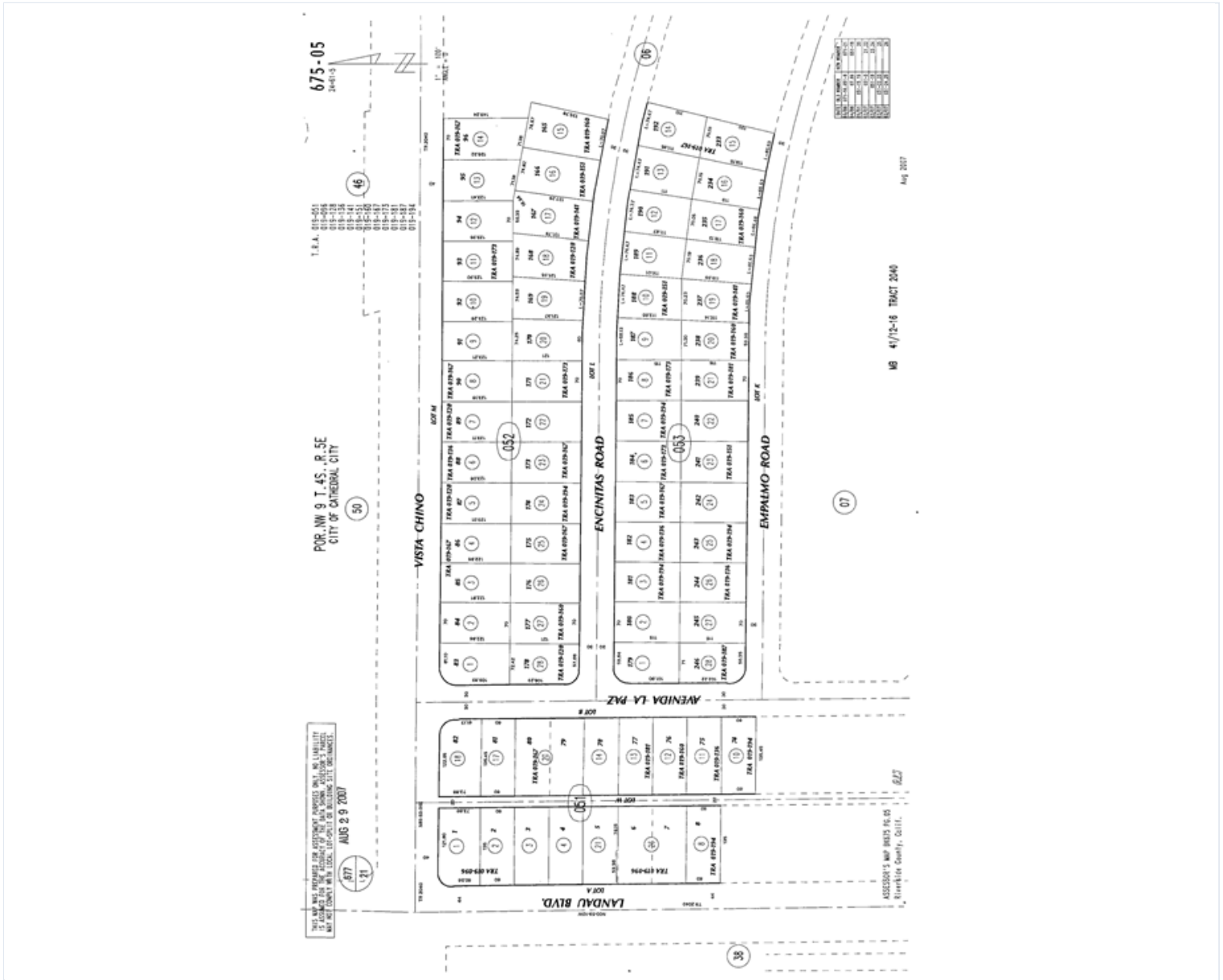


Subject Property Location

Property Address 68050 ENCINITAS RD
City, State & Zip CATHEDRAL CITY, CA 92234-5624
County RIVERSIDE COUNTY

Report Date: 12/23/2025
Order ID: R204728142

Parcel Number 675-052-023



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