Note Information

Property/Collateral Address: 411 W. Virginia Ave. Anadarko, OK 73005 BK: N/A

Is this a Texas home equity loan: No Foreclosure law: Judicial Foreclosure

Is this a 1st Position Loan: Yes Status: Non performing

Is there a 2nd position loan: No If yes, balance: $ Click here to enter text.

Total Property Tax due: $ 0 Total other liens due: 0

Original Balance: $ 38,500 UPB: $ 38,069

First pmt date: 5/20/1999 Last pmt date: 6/20/2009

Interest Rate: 10.6 % Original Term: 240 months

Payment Amount: $ 386.97 Does this include Taxes and Insurance: No

Remaining Payments: 120 If you have a payment history, enter it below

Year: Jan: Feb: Mar: Apr: May: Jun: Jul: Aug: Sep: Oct: Nov: Dec:

2011: % % % % % % % % % % % %

2012: % % % % % % % % % % % %

2013: % % % % % % % % % % % %

Property/Collateral Information

Total SF: 1774 Liv SF: Click here to enter text. Beds/Bath: 2/2

Construction type:Other Year built: 1925

BPO value: $ 80000 Website value: $ enter value Researched as-as value: $ 70000

Quick sale value: $ 60000 Retail value: $ 70000

Property condition: Excellent, retail ready condition Emotional Equity: Yes, well maintained

Occupancy: Tenant occupied Property Type: Single Family Home

Neighborhood Information

Violent crime: 6 Property crime: 7 Unemployment rate: 7%

% Homes owned: 60% % % Homes rented 20-30% %

Household income: $ $30-$40,000 Average rent: $ $400-$500

Median Home Cost: $ 36200

Based upon Google Earth viewing, how do you rate the neighborhood? 3 Good

Comments

I purchased this note in June 2013 from Granite. A foreclosure was started but not completed in 2006. It is an unusual situation because the house was sold by the borrower in 6/2012 without paying off the note. The current deed holders, Cook's, paid $17,000 for the house. It was sold with a warranty deed completed by a local attorney. They have extensively remodeled the house & have rented it out. My attorney is the one who filed the FC in 2006. My attorney says that the note was never satisfied. The Cook's attorney says that the note was released & satisfied by the FC in 2006. The house was not sold at a sheriff's sale. My title search shows the note still in place. My attorney says this will have to go to litigation for the judge to decide.

Picture (s)

  

Contact Information

Click here to enter text.