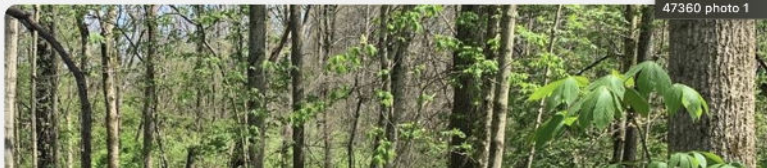


8200 Wilbur



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PUBLIC RECORD - NOT FOR SALE

\$133,846 Est **3.67** Acre (\$35.1K/Acre)

8200 N Wilbur Wright Rd, Mooreland, IN 47360

m Estimate: \$159K - \$159K **m** Mortgage: \$585/Mo

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Property Details

Land Value (\$/Acre)	\$35.1K/Acre
m Value Estimate	\$159K - \$159K (\$43.5K/Acre)
Property Type	Lot/Land
m Photo	269 Days
Lot Size	3.67 Acre
County	Henry
Mortgage Payment	\$585/Month

RECORDING REQUESTED BY:

AND WHEN RECORDED TO:
DEFG INVESTMENT LLC
10505 VALLEY BLVD #346
EL MONTE, CA 91731
Forward Tax Statements to
DEFG INVESTMENT LLC
10505 VALLEY BLVD #346
EL MONTE, CA 91731

SPACE ABOVE LINE FOR RECORDER'S USE

TS # 19-23597
INVESTOR #:
TITLE ORDER # 191123402-CA-MSI
APN #: 2763-021-038

TRUSTEE'S DEED UPON SALE

APN 2763-021-038 TRANSFER TAX: \$ 861.30 City Tax: \$ 3523.50.
The Grantee Herein Was Not The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$194,048.85
The Amount Paid By The Grantee Was \$783,000.00
Said Property Is In The City Of **NORTHRIDGE**, County of **Los Angeles**

Carrington Foreclosure Services, LLC, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

DEFG Investment LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **Los Angeles**, State of California, described as follows:

LOT 35 OF TRACT 25979, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 675, PAGE 48 AND 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 600 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF RECORD.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JOHN GOULTER, AN UNMARRIED MAN** as Trustor, dated **7/21/2005** of the Official Records in the office of the Recorder of **Los Angeles**, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on **8/5/2005**, instrument number **05 1871846** (or Book, Page) of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.