



30610 Rancho California Rd.

Cell: 951.505.8307

Direct Office: 951.694-5300 x 2390

Email: [reo@frankgalante.com](mailto:reo@frankgalante.com)

Web site: [www.FrankGalante.com](http://www.FrankGalante.com)

# The Perfect Team to get Short Sales Sold

*Our Guarantee Limited Friction and Ideal Communication*

## COVER LETTER

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### **Escrow company and our team are affiliated under the same roof**

**Attached is a list of Short Sale closings closed in 2009 and January of 2010. We currently have about 80 active short sale files and have had a 90% success closing rate. Our office makes weekly calls to the Short Sale lenders and keeps the Listing Agent updated on the progress. We work with the agents, buyers and sellers through the Equator system and assist in the necessary tasks. We are an approved Closing Agent with LPS AMS. I have over 20 years of escrow experience, both under the Department of Real Estate and the Department of Corporations. We have a very pleasant staff with many years of escrow experience as well. We feel that we have the edge on the Short Sale Market as we began assisting agents as early as 2008 and we have become very familiar with the various banks and procedures. We welcome the opportunity to work with you and your company on any future short sale business.**



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## QUALIFICATIONS

- ✓ Seasoned Member of REOMAC.
- ✓ Board of Directors- 10 year director as well as finance committee, proud to be voted in by fellow Realtors and members of the Southwest Riverside County Board of Realtors. VP finance and budget, Strategic planning committee and a member of the arbitration committee.
- ✓ We have maintained, managed, and sold over 350 reo/short sale listings within the past 2 years.
- ✓ Riverside county Southern California Service Zip Codes: 92028, 92088, 92003, 92049, 92051, 92052, 92054, 92056, 92057, 92058, 92589, 92590, 92591, 92592, 92593, 92562, 92563, 92564, 92595, 92584, 92585, 92586, 92586, 92570, 92571, 92572, 92599, 92543, 92544, 92545, 92546, 92581, 92582, 92583, 92877, 92878, 92879, 92880, 92881, 92882, 92883, 92551, 92552, 92553, 92554, 92555, 92556, 92557, 92596, 92567, 92530, 92531, 92532, 92548, 92536, 92860.

**Frank Galante** - 30 years experience in the following: Broker for manufactured homes, experienced REO and lending field account manager at All Valley Acceptance, San Marcos Calif. The entirety of my career as a Realtor has been in Temecula Valley and the county of Riverside. With experience in REO's, residential commercial multi units and property preservation, evictions, cash for keys, code enforcement and all emergencies in a 30 mile radius.

**Joe Sedivy** - Operation Manager. REO/short sale experienced Associate Broker. Extensive experience in negotiations between buyers, sellers, and loss mitigation. Providing a quick and efficient system



30610 Rancho California Rd., B  
 Temecula, CA 92591  
 Phone: 951 693-1888  
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SHORT SALES CLOSINGS  
 1/1/2009 TO 1/31/2010

<u>Property Address</u>	<u>Listing Real Estate Office</u>	<u>Closed</u>
23837 Five Tribes, Murrieta	Premier Realty	4/09
1631 Ravenswood, Hemet	West Coast Realty	3/09
23825 Hayes Ave, Murrieta		5/09
28866 Topsisfield, Temecula	Century 21 Wright	1/09
32448 Silvercreek, Lake Elsinore	Cetnury 21 Wright	1/09
27178 Tree Rose, Murrieta	Century 21 Wright	2/09
31625 Haute Court, Winchester	Century 21 Wright	3/09
38236 Augusta, Murrieta	Century 21 Award	4/09
46211 Jane Place, Temecula	Century 21 Wright	4/09
752 S. Santa Fe, San Jacinto	Century 21 Wright	2/09
45741 Elm Place, Temecula	Premier Realty	12/09
580 Echo Lane, San Marcos	Premier Realty	01/09
32589 Cottonwood, Winchester	Century 21 Wright	6/09
1662 San Bernardino, Spring Valley	Premier Realty	6/09
2956 Rainbow Valley, Fallbrook	Century 21 Wright	4/09
158 Fox Mills, Riverside	Premier Realty	7/09
27838 Cannon Dr., Sun City	Century 21 Wright	9/09
39055 Cala Del Valle, Murrieta	JL Moneyline	6/09
29200 Wrangler, Murrieta	Century 21 Wright	5/09
29184 Dandelion, Murrieta	JL Moneyline	9/09
40498 Green Oaks, Temecula	Century 21 Award	12/09
44505 Samlin Circle, Temecula	Century 21 Award	7/09
39664 Columbia Union	Century 21 Wright	5/09
32948 Tulley Ranch, Temecula	Century 21 Award	9/09
2630 Elwood, Perris	Century 21 Wright	11/09
40345 Salem Way	Century21 Wright	07/09
36369 Grazia Way, Winchester	Century 21 Wright	8/09
3110 El Torito, Temecula	Century 21 Wright	9/09
Vacant Land, DePortola, Temecula	Century 21 Wright	5/09
23925 Via Segovia, Murrieta	Century 21 Wright	8/09
43076 Camino Casillas, Temecula	Century 21 Wright	7/09
23236 Alta Oaks, Wildomar	JL Moneyline	12/09
44065 Terraza Ct, Temecula	Premier Realty	10/09
29288 Broken Arrow, Murrieta	Century 21 Wright	7/09

<b>Property Address</b>	<b>Listing Real Estate Office</b>	<b>Closed</b>
1035 E. Menlo, Hemet	West Coast Real Estate	8/09
40189 Balboa, Temecula	Century 21 Wright	10/09
39632 Columbia Union, Murrieta	Century 21 Wright	7/09
8857 Buttercup, Corona	Premier Realty	1/10
35799 Chalet Ct, Murrieta	Century 21 Wright	12/09
32115 Fern St, Winchester	Century 21 Wright	11/09
32916 Vine St, Temecula	Century 21 Award	9/09
37365 Jerome, Murrieta	Keller Williams	8/09
24980 3 <sup>rd</sup> Ave, Murrieta	West Coast Real Estate	9/09
24040 Chatenay, Murrieta	Century 21 Wright	11/09
40011 Cape Cod, Temecula	Century 21 Wright	12/09
22628 Weatherly Ct, Winchester	Century 21 Wright	11/09
42810 Rolling Hills, Aguanga	Century 21 Award	10/09
39549 Silverberry, Murrieta	Century 21 Wright	11/09
36217 Chittamwood, Murrieta	Community Real Estate	11/09
29106 Navigator, Romoland	Community Real Estate	10/09
25516 Riley, Romoland	Community Realty	12/09
40075 Denise Rd, Temecula	Century 21 Wright	7/09
31175 Gleneagles, Temecula	Century 21 Wright	12/09
31075 Camino Verde, Temecula	ReMax Experience	12/09
41781 & 41783 Briarwood, Hemet	Century 21 Award	11/09
29832 Talitha Way, Murrieta	Century 21 Wright	12/09
39383 Canyon Rim, Temecula	Preferred Group Properties	12/09
7720 Via Francesco, San Diego	Preferred Group Properties	12/09
44486 Cayenne Trail, Temecula	ReMax Experience	01/10
857 Riesling, Hemet	Century 21 Wright	01/10

January 28, 2010

Very truly yours,

BRIGETTE BURKE, SENIOR ESCROW OFFICER

MLS #	S	Type	Address	City	Area	TG#	L/Price	Br/Ba	YrBt	Sqft	Lot Sqft	DOM/CDOM	view	Pool	SOC	Date	SType
T10008525	A	CONDO/A39882	Alpine Union ST #B,	MUR	208	928F6	\$ 150,000	3/3	2002	1,654	1,306	3/3	N	Y	3.00	1/25/10	SPAY
T09120033	A	SFR/D	26918 Montserrat CT	MUR	208	928H7	\$ 209,000	4/2	1998	1,740	7,840	78/78	N	N	3.00	1/26/10	SPAY
T09134776	A	SFR/D	29849 Circinus	MUR	208	929A2	\$ 220,000	3/3	2005	1,992	5,227	31/31	N	N	3.00	12/30/09	SPAY
T09125562	A	SFR/D	39344 Memory DR	MUR	208	929A6	\$ 256,500	4/3	2001	2,862	6,970	60/242	Y	N	3.00	11/29/09	SPAY
T10008737	A	TWNHS/A40292	Rosewell CT	TEM	209	958H2	\$ 195,000	3/4	2006	2,077		5/5	Y	Y	3.00	1/26/10	SPAY
T10009800	A	SFR/D	41728 Monterey PL	TEM	209	959D4	\$ 320,000	4/3	2002	2,874	5,662	2/2	N	Y	3.00	1/28/10	SPAY
T10007120	A	SFR/A	29178 Peppergrass AV	MENF	227	868A1	\$ 199,000	4/3	2005	2,939	7,405	7/7	N	N	3.00	1/21/10	SPAY
T09124317	A	SFR/D	29860 Killington DR	SUNC	228	868B2	\$ 135,000	3/2	1989	1,288	7,405	66/66	N	Y	3.00	11/23/09	SPAY
T08022058	A	433/D	35109 Highway 79 #175,	WSPR		409J6	\$ 99,000	↓ 2/2	2001	1,176	5,273	722/722	Y	Y	3.00	2/13/08	SPAY
T09094561	A	CONDO/A12546	Heatherton CT #45,	SD	SD	1189J6	\$ 309,000	2/2	1995	1,124		150/150	N	Y	3.00	8/31/09	SPAY
T09095757	P	SFR/D	39842 Creative DR	TEM	209	959H1	\$ 140,000	3/3	1989	1,245	6,534	129/129	N	N	3.00	1/4/10	FOR, SPAY
T09119870	P	SFR/D	32963 Novara CT	TEM	211	959G7	\$ 239,000	4/3	2000	2,585	6,098	69/69	Y	Y	3.00	1/18/10	FOR, SPAY
T09083089	P	CONDO/A31246	Taylor LN	TEM	213	928J5	\$ 99,000	2/2	2005	1,101	1,402	159/159	Y	Y	3.00	12/21/09	SPAY
T08159546	P	SFR/D	44753 Corte Gutierrez	TEM	213	979H3	\$ 198,000	3/3	1993	1,345	6,969	132/132	N	Y	3.50	10/20/09	SPAY
T09064181	P	SFR/D	33278 Rhine AV	TEM	213	979H4	\$ 269,900	↓ 3/4	2003	2,559	6,969	18/18	Y	N	3.00	1/4/10	SPAY
T09085724	P	SFR/A	33957 Lydia CT	TEM	213	979J2	\$ 285,000	↑ 5/3	2001	2,794	8,712	8/292	N	N	3.00	1/18/10	SPAY
T09080316	P	SFR/D	2950 Rafferty RD	HMT	223	810F7	\$ 75,900	↓ 2/2	1979	1,204	6,098	23/23	N	N	2.50	1/6/10	SPAY
T09008073	P	SFR/D	443 Copenhagen ST	HMT	223	810E6	\$ 99,900	3/2	1990	1,374	5,227	137/137	N	N	2.50	12/22/09	SPAY
T09013800	P	SFR/D	857 Reisling ST	HMT	223	810E5	\$ 155,000	↑ 4/3	2005	2,360	6,970	334/498	Y	N	3.00	12/30/09	SPAY
T08113323	S	SFR/D	23825 Hayes AV	MUR	206	927G5	\$ 335,000	↑ 5/3	2002	3,259	10,018	24/24	Y	N	2.50	5/13/09	SPAY
T09089783	S	SFR/A	39549 Silverberry CT	MUR	207	928D3	\$ 145,000	↓ 4/2	1988	1,520	5,662	7/7	N	N	3.00	11/9/09	SPAY
T08116259	S	SFR/D	24040 Chatenay LN	MUR	207	928A3	\$ 235,000	4/3	1990	2,494	6,969	292/292	N	N	2.50	11/9/09	SPAY
T09048650	S	SFR/D	23925 Via Segovia	MUR	207	928C1	\$ 330,000	↑ 3/3	1997	2,508	10,890	39/39	N	Y	2.50	8/29/09	SPAY
T08112193	S	SFR/A	27178 TREE ROSE AV	MUR	207	898C6	\$ 395,000	6/5	2005	4,165	13,068	186/186	Y	Y	3.00	2/27/09	SPAY
T08168622	S	CONDO/A39664	Columbia Union DR #B,	MUR	208	928G6	\$ 135,000	3/3		1,532	1,045	121/121	N	Y	2.50	6/1/09	SPAY
T08034994	S	CONDO/D26390	ARBORETUM WY #3005,	MUR	208	958F1	\$ 139,909	↑ 2/2	2004	1,031		114/114	Y	Y	3.50	7/25/08	SPAY
T08126554	S	CONDO/A39632	Columbia Union DR #A,	MUR	208	928G6	\$ 140,000	↑ 2/2	2003	1,532		275/275	N	Y	2.50	8/3/09	SPAY
T08024361	S	SFR/D	29662 Saint Andrews CT	MUR	208	928J4	\$ 189,980	3/2	1988	1,143	4,791	105/105	N	N	3.00	7/3/08	SPAY
T09105963	S	SFR/D	29832 Taliitha WY	MUR	208	929A2	\$ 225,000	↑ 3/3	2005	1,992	6,098	9/9	N	N	2.50	12/24/09	SPAY
T08071041	S	SFR/A	26301 Collier Union DR	MUR	208	928G6	\$ 240,000	↑ 4/2	2002	1,740	7,405	125/125	N	N	2.50	10/24/08	SPAY
T09053029	S	SFR/D	29288 Broken Arrow WY	MUR	208	928H3	\$ 247,000	↓ 4/4	2002	3,675	6,969	86/86	N	N	3.00	8/5/09	SPAY
T09030008	S	SFR/D	29200 Wrangler DR	MUR	208	928H3	\$ 256,000	↑ 4/3	2002	3,675	8,712	64/64	Y	N	3.00	5/14/09	SPAY
T09072844	S	SFR/D	35799 Chalet CT	MUR	208	899B7	\$ 289,000	5/3	2007	3,100	9,583	197/197	N	N	3.00	1/22/10	SPAY
T08006257	S	SFR/D	38257 Augusta DR	MUR	208	928J4	\$ 374,900	↑ 4/3	1998	2,028	8,276	78/78	Y	N	3.00	4/22/08	SPAY
T09083429	S	CONDO/A40011	Cape Cod LN	TEM	209	958H2	\$ 179,000	2/3	2007	1,530		139/139	N	Y	3.00	12/23/09	SPAY
T08047428	S	TWNHS/A29112	Portland CT	TEM	209	958H2	\$ 208,000	2/3	2006	1,530		234/234	N	Y	3.00	11/28/08	SPAY
T09057778	S	SFR/D	40189 Balboa DR	TEM	209	958G2	\$ 275,000	↑ 3/3	2005	1,991	3,920	4/4	Y	Y	3.00	10/19/09	SPAY
T09039129	S	SFR/D	40345 Salem WY	TEM	209	958G2	\$ 280,000	↑ 4/3	2005	2,528	4,791	103/103	Y	Y	3.00	8/3/09	SPAY
T09077202	S	SFR/D	31175 Gleneagles DR	TEM	209	959C4	\$ 300,000	↑ 4/3	2002	2,623	5,227	12/12	Y	Y	3.00	12/7/09	SPAY
T08090130	S	SFR/D	40026 Somerville LN	TEM	209	958G1	\$ 305,000	↑ 4/3	2005	2,144	2,613	42/42	N	Y	3.00	8/28/08	SPAY
T07153675	S	SFR/D	40070 HOLDEN CR	TEM	209	959B1	\$ 322,000	↓ 5/3	1988	2,884	7,840	327/327	Y	Y	3.00	11/1/08	SPAY
T07114788	S	SFR/D	30706 Links CT	TEM	209	959B5	\$ 362,000	↑ 3/3	2001	2,470	6,970	203/203	N	Y	3.00	3/31/08	SPAY
T08090259	S	SFR/D	41864 Carleton WY	TEM	209	958J4	\$ 420,000	↑ 4/4	1999	3,363	7,405	137/137	N	Y	3.00	12/12/08	SPAY
T09048242	S	SFR/D	43076 Camino Casillas	TEM	211	959E7	\$ 171,000	↑ 3/3	1991	1,444	6,098	51/51	Y	Y	3.00	7/20/09	SPAY
T08000624	S	SFR/D	43064 Avola CT	TEM	211	979G1	\$ 220,000	↓ 3/2	1999	1,148	5,227	191/191	N	N	3.00	8/13/08	SPAY
T07148083	S	SFR/D	33021 Paterno	TEM	211	979G1	\$ 320,000	↓ 4/3	1999	2,146	5,662	104/104	N	N	3.00	2/15/08	SPAY
T09044745	S	SFR/D	31110 El Torito CT	TEM	213	979C5	\$ 200,000	↓ 3/3	1991	2,086	7,500	43/43	Y	Y	3.50	9/15/09	SPAY
T08157885	S	SFR/A	46211 Jane PL	TEM	213	979H5	\$ 235,000	↑ 3/3	2004	1,910	4,356	85/85	N	N	3.00	2/9/09	FOR, SPAY
T09006155	S	SFR/D	40075 Denise RD	TEM	217	961C2	\$ 385,000	↓ 4/3	2006	3,092	217,800	90/90	Y	N	3.00	6/26/09	SPAY
T09042509	S	CONDO/A36369	Grazia WY #5,	WINC	219	929D1	\$ 90,000	2/2	2005	1,053	834	70/70	Y	Y	3.50	8/15/09	SPAY
T09074796	S	SFR/D	32115 Fern Street	WINC	219	899E6	\$ 235,000	↑ 4/3	2003	2,596	9,147	56/56	N	N	2.50	11/20/09	FOR, SPAY
T08034525	S	433/D	36678 La Via De Paz	ANZA	221	904E7	\$ 185,000	↑ 3/2	2006	1,722	100,188	202/202	Y	N	3.00	12/26/08	FOR, SPAY

MLS #	S	Type	Address	City	Area	TG#	S/Price	Br/Ba	YrBt	Sqft	Lot Sqft	DOM/CDOM	View	Pool	SOC	Date	SType
T09033749	S	SFR/D	27838 Cannon DR	RMLD	225	383E5	\$ 90,000	2/2	1988	927	3,920	180/180	N	Y	3.00	10/8/09	SPAY
T08141781	S	SFR/D	31625 Haute CT	WINC	226	899D7	\$ 194,200	↑ 5/2	2000	1,936	7,840	139/139	N	N	2.50	3/16/09	SPAY
T08105445	S	SFR/A	27076 Early Dawn Rd.	MENF	227	868D4	\$ 220,700	↓ 3/2	2003	2,096	7,405	126/126	N	N	3.00	11/26/08	SPAY
T07138041	S	SFR/D	28242 Inspiration Lake DR	MENF	227	868F3	\$ 256,000	↑ 3/3	1990	1,655	4,791	116/116	N	N	3.00	1/29/08	SPAY
T08035326	S	SFR/D	28535 Heather Green WY	MENF	227	868F4	\$ 287,000	↑ 4/3	2002	2,904	8,276	58/58	N	N	3.00	5/5/08	SPAY
T09033709	S	SFR/D	2630 Elwood CT	PRS	229	777H5	\$ 70,500	↑ 2/1	1988	932	5,227	191/191	Y	N	3.50	11/30/09	SPAY
T08135418	S	SFR/D	32448 Silver Creek	LKEL	234	867E6	\$ 199,000	3/3	2005	2,118	7,840	84/84	N	Y	3.00	1/13/09	SPAY
T09081323	S	SFR/D	22628 Weatherly CT	WILD	240	897D7	\$ 195,000	↑ 3/3	1989	1,823	7,405	40/40	N	N	3.00	11/15/09	SPAY
T09120757	S	SFR/D	24328 Millsap DR	MORV	259	717F5	\$ 150,000	↑ 3/2	1984	1,949	7,840	6/6	N	Y	3.00	1/13/10	FOR, SPAY