

# real estate reports

## Subject Property

3014 Saint Bartholomew Dr  
Mansfield  
TX 76063  
APN: 40165930

## Prepared For:

**Emily Hohenstein**

## Requested By:

**Misty Di Paola**  
Key Title - DFW  
Email: [misty@keytitlegroupdfw.com](mailto:misty@keytitlegroupdfw.com)

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Subject Property : **3014 Saint Bartholomew Dr Mansfield TX 76063**

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## Owner Information

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Owner Name : **Resta Andrew L**  
Mailing Address : **3014 Saint Bartholomew Dr, Mansfield TX 76063-7531 R022**  
Owner Occupied   
Indicator :

## Location Information

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Legal Description : **Antigua Iv Addition Block 15 Lot 5**  
County : **Tarrant, Tx** Alternate APN : **782D155**  
Census Tract / Block : **1115.51 / 3** Subdivision : **Antigua Iv Add**  
Legal Lot : **5** Map Reference : **110-U / 2114-340**  
Legal Block : **15** School District : **Mansfield Isd**  
Market Area : **89** Munic/Township : **Mansfield**  
APN : **40165930**

## Owner Transfer Information

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Recording/Sale Date : **09/15/2020 / 08/25/2020** Deed Type : **Warranty Deed**  
Document # : **220233617** 1st Mtg Document # : **220233618**

## Last Market Sale Information

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Recording/Sale Date : **06/27/2007 / 06/21/2007** 1st Mtg Int. Rate/Type : **6% / Adjustable Int Rate Loan**  
Sale Price : **\$191,520** 1st Mtg Document # : **207224381**  
Sale Type : **Estimated** 1st Mtg Term : **30**  
Document # : **207224380** Price Per SqFt : **\$54.92**  
Deed Type : **Warranty Deed** 2nd Mtg Amount/Type : **\$36,000 / Conv**  
1st Mtg Amount/Type : **\$144,000 / Cnv**  
Title Company : **First American Title**  
Lender : **Amnet Mtg**  
Seller Name : **Countrywide Bank Na**



# Property Detail

## Prior Sale Information

Prior Rec/Sale Date : **01/08/2004 / 12/31/2003**

Prior Lender : **Americas Wholesale Lender**

Prior Sale Price : **\$260,281**

Prior 1st Mtg Amt/Type : **\$195,700 / Conv**

Prior Doc Number : **204008026**

Prior 1st Mtg Rate/Type : **\$7.88 / Adjustable Int Rate Loan**

Prior Deed Type : **Special Warranty Deed**

## Property Characteristics

Gross Area : <b>3,487</b>	Bath(F/H) : <b>3</b>	Cooling Type : <b>Central</b>
Living Area : <b>3,487</b>	Year Built / Eff : <b>2003 / 2003</b>	Porch Type : <b>Porch</b>
Above Grade : <b>3487</b>	# of Stories : <b>2</b>	Air Cond : <b>Central</b>
Bedrooms : <b>5</b>	Heat Type : <b>Central</b>	Condition : <b>Good</b>

## Property Information

Land Use : <b>Sfr</b>	Lot Acres : <b>0.21</b>	Lot Size : <b>9,126</b>
County Use : <b>Resid Single Family</b>		

## Tax Information

Total Value : <b>\$496,929</b>	Tax Year : <b>2025</b>	TARRANT COUNTY <b>\$931.74/.1875</b> Tax / Rate :
Land Value : <b>\$60,000</b>	Property Tax : <b>\$11,301.06</b>	CITY OF <b>\$3,205.19/.645</b> MANSFIELD Tax / Rate :
Improvement Value : <b>\$436,929</b>	Tax Rate Area : <b>220</b>	ISD - MANSFIELD <b>\$5,699.28/1.1469</b> Tax / Rate :
Assessed Year : <b>2025</b>	Homeowner Exemption : <b>Homestead</b>	TARRANT COUNTY <b>\$906.90/.1825</b> HOSP DIST Tax / Rate :
Improve % : <b>88%</b>	Market Value : <b>\$496,929</b>	TARRANT COUNTY <b>\$557.95/.11228</b> COLLEGE DIST Tax / Rate :

# Comparables

## Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$191,520	\$303,750	\$628,188	\$511,489
Bldg/Living Area	3487	2990	4000	3427
Price Per Square Foot	\$54.92	\$92	\$193	\$147.18
Year Built	2003	2000	2005	2003
Lot Size	9,126	7,187	13,939	9,607
Bedrooms	5	3	6	4
Bathrooms	3	2	4	3
Stories	2	1	2	2
Total Assessed Value	\$496,929	\$344,905	\$588,833	\$448,082
Distance From Subject	0	0.09	0.76	0.47

## Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	3014 Saint Bartholomew Dr	191,520	496,929	06/27/2007	5	3	3,487	9,126	2003		
1	3004 Saint Bartholomew Dr		443,550	01/20/2026	4	3	2,990	10,890	2003	0.09	
2	3007 Saint Amanda Dr		378,685	12/15/2025	5	3	3,508	9,583	2003	0.14	
3	3010 Saint Joseph Dr	466,101.87	344,905	02/20/2026	5	3	3,131	10,890	2004	0.17	
4	2906 Saint Mark Dr	303,750	386,012	06/17/2025	3	2	3,310	9,605	2002	0.27	
5	806 Bigfork Dr		459,849	01/13/2026	5	3	3,680	7,187	2001	0.29	
6	3017 Saint Martin Dr	546,250	401,719	08/20/2025	4	3	3,358	13,939	2003	0.33	
7	2812 Saint Maria Dr	478,382.46	588,833	09/16/2025	5	3	4,000	9,581	2005	0.38	
8	8207 Shoshoni Dr	566,437.5	480,353	05/12/2025	5	3	3,594	7,187	2000	0.4	
9	2910 Saint Vincent Dr	467,875	425,535	03/04/2026	6	4	3,938	9,744	2002	0.42	
10	1206 Autumn Dr	581,875	520,242	09/05/2025	4	2	3,736	7,840	2001	0.43	



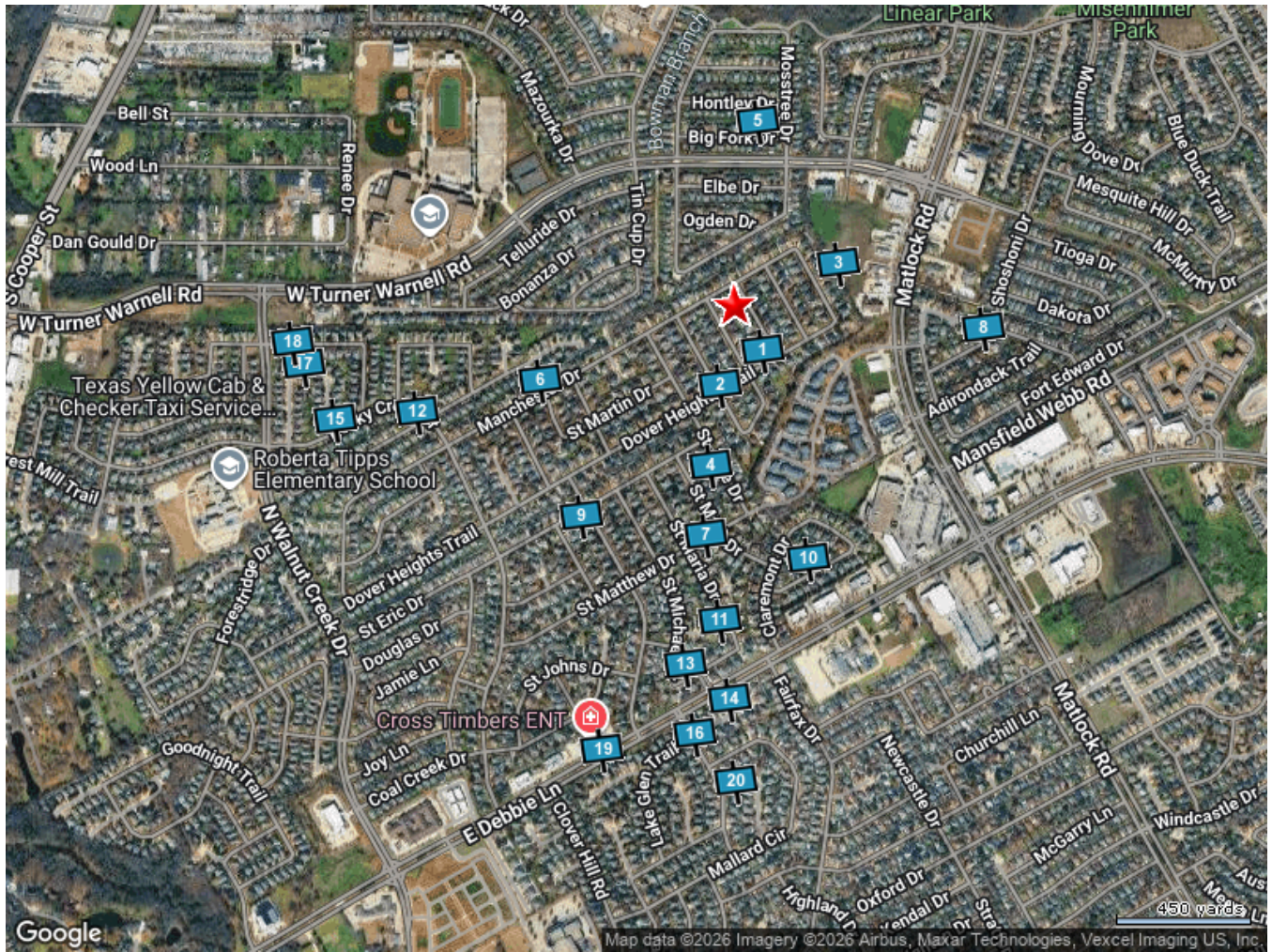
# Comparables

11	1009 Saint Gregory Dr	445,000	392,756	06/27/2025	5	3	3,486	9,600	2005	0.51	
12	602 Dover Park Trl		417,899	12/01/2025	5	3	3,087	7,968	2004	0.54	
13	1002 Saint Gregory Dr	540,000	419,745	11/18/2025	5	3	3,843	9,830	2005	0.58	
14	4 Lake Glen Ct	569,250	469,580	06/30/2025	4	3	3,498	8,625	2001	0.63	
15	414 Rocky Creek Dr	537,500	382,041	08/28/2025	3	2	3,060	7,501	2004	0.66	
16	1819 Lakes Edge Blvd	518,750	489,000	03/04/2026	3	2	3,273	9,000	2001	0.69	
17	3122 Summer Grove Ct		367,000	11/17/2025	5	3	3,109	10,419	2003	0.69	
18	3128 Summer Grove Ct		468,935	05/20/2025	5	3	3,109	12,112	2003	0.7	
19	1205 Northglen Ct		565,000	11/18/2025	5	3	3,586	11,250	2002	0.74	
20	1808 Lakes Edge Blvd	628,187.5	560,000	02/18/2026	3	2	3,251	9,397	2003	0.76	

**Distressed Sales =**

# Comparables

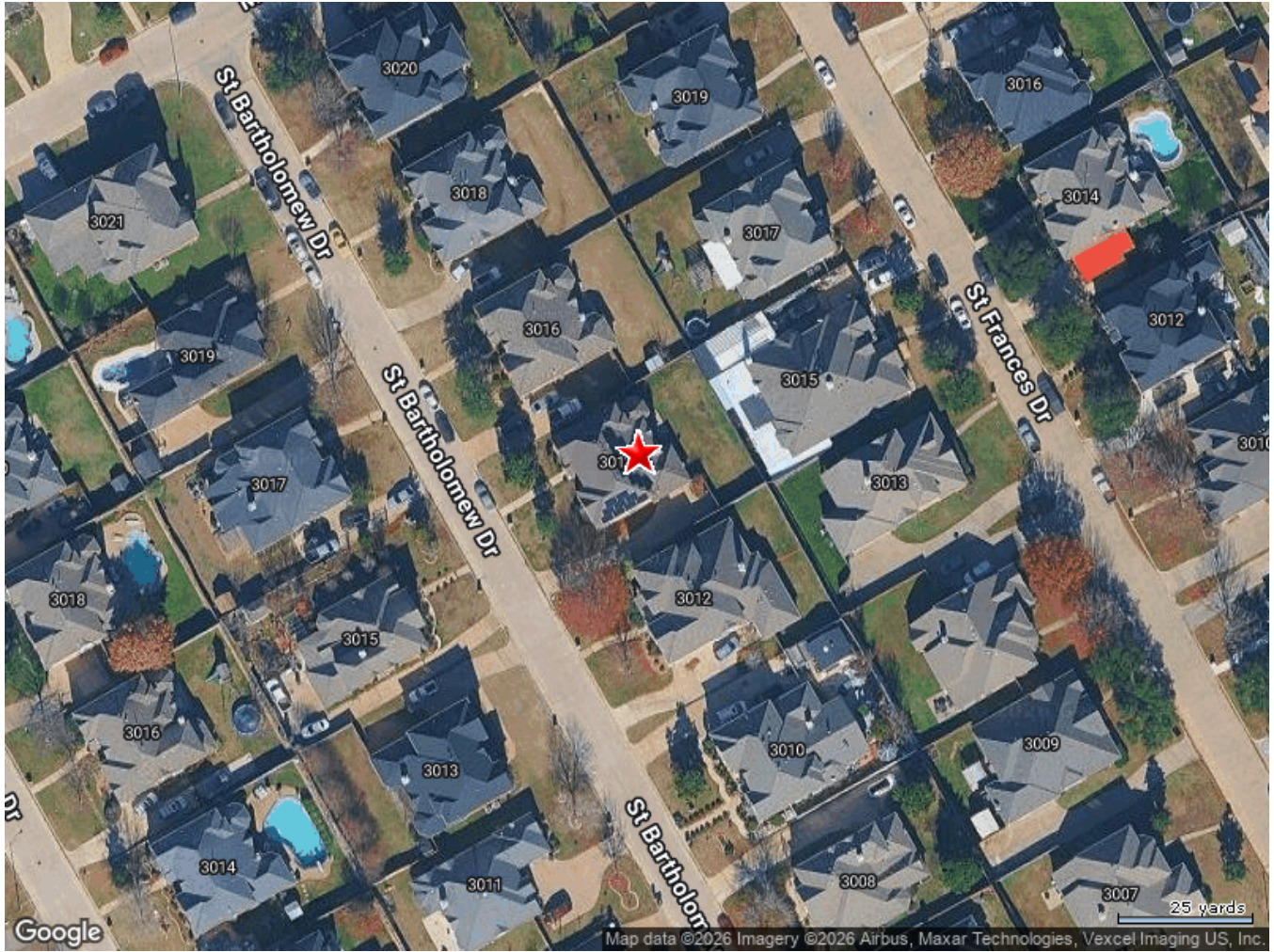
## Map





# Street Map

Subject Property : **3014 Saint Bartholomew Dr Mansfield TX 76063**





# Transaction History

## Sales History

Rec. Date :	<b>09/15/2020</b>	<b>06/27/2007</b>	<b>08/08/2006</b>	<b>01/08/2004</b>
Sale Date :	<b>08/25/2020</b>	<b>06/21/2007</b>	<b>08/01/2006</b>	<b>12/31/2003</b>
Sale Price :		<b>\$191,520</b>	<b>\$219,409</b>	<b>\$260,281</b>
Rec.Doc.No :	<b>220233617</b>	<b>207224380</b>	<b>206243133</b>	<b>204008026</b>
Doc. Type :	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>	<b>TRUSTEE'S DEED (FORECLOSURE)</b>	<b>SPECIAL WARRANTY DEED</b>
Sale Price Type :	<b>ESTIMATED</b>	<b>ESTIMATED</b>		<b>ESTIMATED</b>
Buyer :	<b>Resta Andrew L &amp; Ginger L</b>	<b>Resta Andrew L</b>	<b>Countrywide Bank Na</b>	<b>Nguyen Van</b>
Seller :	<b>Resta Andrew L</b>	<b>Countrywide Bank Na</b>	<b>Ross T</b>	<b>First Texas Homes</b>
Title Company :	<b>Priority Title Co</b>	<b>First American Title</b>		<b>American Title Co</b>
Other Doc No :				

# Transaction History

## Mortgage History

### 1st Mortgage Details

Mtg. Date :	<b>06/13/2022</b>	<b>12/28/2021</b>	<b>09/15/2020</b>	<b>08/15/2018</b>
Mtg. Amt :		<b>\$286,000</b>	<b>\$218,751</b>	<b>\$50,000</b>
Mtg. Doc. No :	<b>222151000</b>	<b>221375949</b>	<b>220233618</b>	<b>218180814</b>
Doc. Type :	<b>CORRECTION DEED</b>	<b>DEED OF TRUST</b>	<b>DEED OF TRUST</b>	<b>DEED OF TRUST</b>
Loan Type :		<b>CONVENTIONAL</b>	<b>CONVENTIONAL</b>	<b>CONVENTIONAL</b>
Mtg. Rate Type :				
Mtg. Term :		<b>30 Years</b>	<b>30 Years</b>	<b>30 Years</b>
Mtg. Rate :				
Lender :	<b>Sprout Mtg</b>	<b>Sprout Mtg</b>	<b>Union Hm Mtg Corp</b>	<b>Bank Of America Na</b>
Borrower 1 :	<b>Resta Andrew L</b>	<b>Resta Andrew L</b>	<b>Resta Andrew L</b>	<b>Resta Andrew L</b>
Borrower 2 :	<b>Resta Ginger L</b>	<b>Resta Ginger L</b>	<b>Resta Ginger L</b>	<b>Resta Ginger L</b>
Borrower 3 :				
Borrower 4 :				

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Mtg. Date :	<b>12/17/2009</b>	<b>12/11/2007</b>	<b>06/27/2007</b>	<b>01/08/2004</b>
Mtg. Amt :	<b>\$205,750</b>	<b>\$192,200</b>	<b>\$144,000</b>	<b>\$195,700</b>
Mtg. Doc. No :	<b>209327932</b>	<b>207438971</b>	<b>207224381</b>	<b>204008027</b>
Doc. Type :	<b>DEED OF TRUST</b>	<b>DEED OF TRUST</b>	<b>DEED OF TRUST</b>	<b>DEED OF TRUST</b>
Loan Type :	<b>CONVENTIONAL</b>	<b>CONVENTIONAL</b>	<b>CONVENTIONAL</b>	<b>CONVENTIONAL</b>
Mtg. Rate Type :			<b>ADJUSTABLE INT RATE LOAN</b>	<b>ADJUSTABLE INT RATE LOAN</b>
Mtg. Term :	<b>30 Years</b>	<b>40 Years</b>	<b>30 Years</b>	<b>30 Years</b>
Mtg. Rate :			<b>6.00</b>	<b>7.88</b>
Lender :	<b>Everbank</b>	<b>Countrywide Bk Fsb</b>	<b>Amnet Mtg</b>	<b>Americas Wholesale Lender</b>
Borrower 1 :	<b>Resta Andrew L</b>	<b>Resta Andrew L</b>	<b>Resta Andrew L</b>	<b>Nguyen Van</b>
Borrower 2 :	<b>Resta Ginger L</b>	<b>Resta Ginger L</b>		
Borrower 3 :				
Borrower 4 :				

## 2nd Mortgage Details

Mtg. Date : **06/27/2007**  
 Mtg. Amt : **\$36,000**  
 Mtg. Doc. No : **207224382**  
 Doc. Type : **DEED OF TRUST**  
 Loan Type : **CONVENTIONAL**  
 Mtg. Rate Type :  
 Mtg. Term : **15 Years**  
 Mtg. Rate :  
 Lender : **Amnet Mtg**  
 Borrower 1 : **Resta Andrew L**  
 Borrower 2 :  
 Borrower 3 :  
 Borrower 4 :

## Foreclosure History

Doc Type :	NOTICE OF TRUSTEE'S SALE	NOTICE OF TRUSTEE'S SALE	NOTICE OF TRUSTEE'S SALE	NOTICE OF TRUSTEE'S SALE
Recording Date :	07/00/2006	02/00/2006	11/00/2005	03/00/2005
Fore. Doc. No :				
Orig Mtg Amt :	\$195,700		\$195,700	\$195,700
Orig Doc Date :	00/00/2003	00/00/2003	00/00/2003	00/00/2003
Lender Name :	Countrywide Bk	Countrywide Bk	Mers	Mers



Public Schools :

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**Elementary Schools**

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**D P Morris Elementary**

Distance **0.53 Miles**

7900 Tin Cup Dr Arlington TX 76001

Telephone : **(817) 299-7860**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **586**

Total Expenditure/Student :

**Roberta Tipps Academy**

Distance **0.86 Miles**

3001 N Walnut Creek Mansfield TX 76063

Telephone : **(817) 299-6920**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **504**

Total Expenditure/Student :

**Newman International Academy Mansfield East**

Distance **1.33 Miles**

7000 Matlock Rd Arlington TX 76002

Telephone : **(682) 220-9131**

School District : **Newman International Academy Of Arlington**

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **110**

Total Expenditure/Student :



**Janet Brockett Elementary**

Distance **1.4 Miles**

810 Dove Meadows Dr Arlington TX 76002

Telephone : **(817) 299-6620**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **418**

Total Expenditure/Student :

**Middle Schools**

**Asa E Low Junior Intermediate**

Distance **1.01 Miles**

1526 N Walnut Creek Dr Mansfield TX 76063

Telephone : **(817) 299-3640**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **5th**

Highest Grade : **6th**

Kindergarten : **No**

School Enrollment :

Enrollment : **640**

Total Expenditure/Student :

**Brooks Wester Middle**

Distance **1.27 Miles**

1520 N Walnut Creek Dr Mansfield TX 76063

Telephone : **(682) 314-1800**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **923**

Total Expenditure/Student :

**T A Howard Middle**

Distance **1.87 Miles**

7501 Calendar Rd Arlington TX 76001

Telephone : **(682) 314-1050**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **594**

Total Expenditure/Student :



## James Coble Middle

Distance **1.89 Miles**

1200 Ballweg Rd Arlington TX 76002

Telephone : **(682) 314-4900**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **775**

Total Expenditure/Student :

## High Schools

## Mansfield Summit High School

Distance **0.55 Miles**

1071 W Turner Warnell Rd Arlington TX 76001

Telephone : **(682) 314-0800**

School District : **Mansfield Independent School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1771**

Total Expenditure/Student :

Advanced Placement : **No**

## Seguin High School

Distance **1.9 Miles**

7001 Silo Rd Arlington TX 76002

Telephone : **(682) 867-6700**

School District : **Arlington Independent School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1562**

Total Expenditure/Student :

Advanced Placement : **No**

## Local Business

### Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Sarah Jane Fitness Llc	1301 E Debbie Ln Mansfield Tx	(682) 260-5175	0.42
So lam Music Llc	1301 E Debbie Ln Ste 102 Mansfield Tx	(602) 349-4774	0.45
Two Cannons Company Llc	1301 E Debbie Ln Mansfield Tx	(214) 247-6447	0.45
Celebrations Entertainment	3207 Ridgefield Ct Mansfield Tx	(817) 453-9554	0.5

### Banks / Financial

Name	Address	Telephone	Distance (Miles)
Pnc Bank, National Association	3101 Matlock Rd Mansfield Tx	(817) 804-5050	0.38
First National Bank Texas	3001 Matlock Rd Mansfield Tx	(682) 518-5405	0.38
Wells Fargo Bank, National Association	3000 Matlock Rd Mansfield Tx	(817) 539-0695	0.5
Woodforest National Bank	2951 Matlock Rd Mansfield Tx	(817) 453-5368	0.54

### Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Oriental Place South Inc.	3011 Saint Francis Dr Mansfield Tx	(682) 422-3360	0.04
The Barking Biscuit Dog Bakery Llc	8115 Mosstree Dr Arlington Tx	(817) 422-6939	0.19
Lit City All Stars	3251 Matlock Rd Apt 14104 Mansfield Tx	(682) 305-6086	0.24
Dominos Pizza 8032	801 Elbe Dr Arlington Tx	(817) 790-6000	0.25

### Health Care Services

Name	Address	Telephone	Distance (Miles)
Accurate Choice Healthcare Services, Inc	3015 Saint Amanda Dr Mansfield Tx	(682) 333-8424	0.09
Dr.hannah Thomas Dallas Renal Group	8200 Matlock Rd Ste 160 Arlington Tx	(817) 678-6449	0.22
Skin Intentions Inc	3251 Matlock Rd Mansfield Tx	(214) 354-5678	0.24
Ismile Dental Pa	3251 Matlock Rd Apt 15102 Mansfield Tx	(817) 292-9500	0.24

### Hospitality

Name	Address	Telephone	Distance (Miles)
Blue Mint	1211 E Debbie Ln Ste 115 Mansfield Tx	(817) 453-1999	0.46
Envision Hospitality Dallas Parkway Llc	307 Dover Heights Trl Mansfield Tx	(817) 944-9151	0.86

### Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Chara Global Mission (cgm) Incorporated	7919 Mosstree Dr Arlington Tx	(817) 929-8411	0.37
Grace Works Church	2816 Claremont Dr Mansfield Tx	(817) 539-0095	0.39
Mount Zion Fellowship Church	3238 Winding Ridge Cir Mansfield Tx	(817) 781-6532	0.43
Destined Living Church Incorporated	1301 E Debbie Ln Ste 102 Mansfield Tx	(877) 288-8531	0.44

### Personal Services

Name	Address	Telephone	Distance (Miles)
Fuel City Fitness	1301 E Debbie Ln Mansfield Tx	(817) 791-2785	0.42
Lifespa	1551 E Debbie Ln Mansfield Tx	(682) 518-7766	0.52
Life Time, Inc.	1551 E Debbie Ln Mansfield Tx	(682) 518-7766	0.52
Elite Pdr Inc	1105 Dan Gould Dr Ste B Arlington Tx	(817) 437-5268	0.68

### Shopping

Name	Address	Telephone	Distance (Miles)
Beyas Professional, Llc	1215 Manchester Dr Mansfield Tx	(817) 726-5238	0.17
Family Dollar Stores Of Texas, Llc	3207 Matlock Rd Mansfield Tx	(682) 518-8653	0.23
The Kroger Co	3001 Matlock Rd Mansfield Tx	(817) 473-0059	0.38
Sosa's Corporate Inc	8010 Matlock Rd Ste 400 Arlington Tx	(682) 559-8733	0.43



**3017 SAINT FRANCIS DR**

Distance **0.03 Miles**

Owner Name : <b>Brown Fatimetu</b>	Subdivision : <b>Antigua Iv Add</b>
Sale Date : <b>07/27/2021</b>	Recording Date : <b>08/09/2021</b>
Total Value : <b>\$380,000</b>	Sale Price : <b>\$486,875</b>
Bed / Bath : <b>5 / 3</b>	Property Tax : <b>\$8,641.88</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.20</b>
Stories : <b>2</b>	Living Area : <b>3,760</b>
Yr Blt / Eff Yr Blt : <b>2003 / 2003</b>	APN : <b>40282252</b>

**3013 SAINT FRANCIS DR**

Distance **0.03 Miles**

Owner Name : <b>Casebolt William</b>	Subdivision : <b>Antigua Iv Add</b>
Sale Date : <b>10/29/2004</b>	Recording Date : <b>11/30/2004</b>
Total Value : <b>\$347,383</b>	Sale Price : <b>\$184,487</b>
Bed / Bath : <b>4 / 3</b>	Property Tax : <b>\$7,900.11</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.20</b>
Stories : <b>2</b>	Living Area : <b>2,540</b>
Yr Blt / Eff Yr Blt : <b>2004 / 2004</b>	APN : <b>40282279</b>

**3015 SAINT BARTHOLOMEW DR**

Distance **0.03 Miles**

Owner Name : <b>Nguyen Antony</b>	Subdivision : <b>Antigua Iv Add</b>
Total Value : <b>\$408,359</b>	Property Tax : <b>\$9,286.83</b>
Bed / Bath : <b>3 / 2</b>	Lot Acres : <b>0.21</b>
Land Use : <b>Sfr</b>	Living Area : <b>2,669</b>
Stories : <b>2</b>	APN : <b>40165760</b>
Yr Blt / Eff Yr Blt : <b>2003 / 2003</b>	

**3017 SAINT BARTHOLOMEW DR**

Distance **0.03 Miles**

Owner Name : <b>Gutierrez Maria C</b>	Subdivision : <b>Antigua Iv Add</b>
Sale Date : <b>12/11/2003</b>	Recording Date : <b>12/17/2003</b>
Total Value : <b>\$435,000</b>	Sale Price : <b>\$205,800</b>
Bed / Bath : <b>3 / 2</b>	Property Tax : <b>\$9,892.70</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.21</b>
Stories : <b>2</b>	Living Area : <b>3,716</b>
Yr Blt / Eff Yr Blt : <b>2003 / 2003</b>	APN : <b>40165752</b>



**3013 SAINT BARTHOLOMEW DR**

Distance **0.04 Miles**

Owner Name : <b>Melendez William</b>	Yr Blt / Eff Yr Blt : <b>2003 / 2003</b>
Sale Date : <b>05/30/2003</b>	Subdivision : <b>Antigua Iv Add</b>
Total Value : <b>\$409,000</b>	Property Tax : <b>\$9,301.41</b>
Bed / Bath : <b>3 / 2</b>	Lot Acres : <b>0.20</b>
Land Use : <b>Sfr</b>	Living Area : <b>3,546</b>
Stories : <b>2</b>	APN : <b>40165779</b>

**3011 SAINT FRANCIS DR**

Distance **0.04 Miles**

Owner Name : <b>Hamilton Randolph W Jr</b>	Subdivision : <b>Antigua Iv Add</b>
Sale Date : <b>12/27/2012</b>	Recording Date : <b>01/03/2013</b>
Total Value : <b>\$466,131</b>	Sale Price : <b>\$215,199.69</b>
Bed / Bath : <b>4 / 3</b>	Property Tax : <b>\$10,600.66</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.21</b>
Stories : <b>2</b>	Living Area : <b>3,129</b>
Yr Blt / Eff Yr Blt : <b>2004 / 2004</b>	APN : <b>40282287</b>

**3019 SAINT FRANCIS DR**

Distance **0.04 Miles**

Owner Name : <b>Clement Honesty</b>	Subdivision : <b>Antigua Iv Add</b>
Sale Date : <b>08/30/2013</b>	Recording Date : <b>09/06/2013</b>
Total Value : <b>\$425,000</b>	Sale Price : <b>\$237,909.54</b>
Bed / Bath : <b>5 / 3</b>	Property Tax : <b>\$9,665.28</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.19</b>
Stories : <b>2</b>	Living Area : <b>3,820</b>
Yr Blt / Eff Yr Blt : <b>2005 / 2005</b>	APN : <b>40282244</b>

**3019 SAINT BARTHOLOMEW DR**

Distance **0.04 Miles**

Owner Name : <b>Tantu Eustache</b>	Subdivision : <b>Antigua Iv Add</b>
Sale Date : <b>03/31/2023</b>	Recording Date : <b>04/03/2023</b>
Total Value : <b>\$443,463</b>	Sale Price : <b>\$534,375</b>
Bed / Bath : <b>4 / 2</b>	Property Tax : <b>\$10,085.15</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.21</b>
Stories : <b>2</b>	Living Area : <b>2,657</b>
Yr Blt / Eff Yr Blt : <b>2003 / 2003</b>	APN : <b>40165744</b>



# Neighbors

**3011 SAINT BARTHOLOMEW DR**

Distance **0.04 Miles**

Owner Name : <b>Said Medhat Makram Aziz</b>	Subdivision : <b>Antigua Iv Add</b>
Sale Date : <b>11/04/2019</b>	Recording Date : <b>11/04/2019</b>
Total Value : <b>\$293,000</b>	Sale Price : <b>\$302,750</b>
Bed / Bath : <b>4 / 2</b>	Property Tax : <b>\$6,663.36</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.21</b>
Stories : <b>1</b>	Living Area : <b>1,991</b>
Yr Blt / Eff Yr Blt : <b>2003 / 2003</b>	APN : <b>40165787</b>

**3009 SAINT FRANCIS DR**

Distance **0.05 Miles**

Owner Name : <b>Spihlmann Susan</b>	Subdivision : <b>Antigua Iv Add</b>
Sale Date : <b>10/19/2011</b>	Recording Date : <b>10/31/2011</b>
Total Value : <b>\$402,303</b>	Sale Price : <b>\$184,081.59</b>
Bed / Bath : <b>4 / 2</b>	Property Tax : <b>\$9,149.09</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.20</b>
Stories : <b>1</b>	Living Area : <b>2,551</b>
Yr Blt / Eff Yr Blt : <b>2004 / 2004</b>	APN : <b>40282295</b>

# Demographics

Census Tract / block: 1115.51 / 3 Year: 2020

## Household

Population		Population by Age	
Count:	7,998	0 - 11	
Estimate Current Year:	8,609	12 - 17	
Estimate in 5 Years:	11,560	18 - 24	8.46%
Growth Last 5 Years:	7.1%	25 - 64	54.01%
Growth Last 10 Years:	-174.78%	65 - 74	5.84%
		75+	
Household Size		Household Income	
Current Year:	2,518	0 - \$25,000	0%
Average Current Year:	3.18	\$25,000 - \$35,000	3.89%
Estimate in 5 Years:	5,094	\$35,000 - \$50,000	8.14%
Growth Last 5 Years:	7.86%	\$50,000 - \$75,000	10.6%
Growth Last 10 Years:	13.49%	\$75,000 - \$100,000	10.96%
Male Population:	47.9%	Above \$100,000	66.4%
Female Population:	52.1%	Average Household Income:	\$131,750
Married People:	56.36%		
Unmarried People:	43.64%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.31%	Below \$100,000:	2.09%
\$300 - \$799:	3.83%	\$100,000 - \$150,000:	0.97%
\$800 - \$1,999:	29.49%	\$150,000 - \$200,000:	0%
Over \$2,000:	65.37%	\$200,000 - \$300,000:	12.22%
Median Home Value:	\$375,100	\$300,000 - \$500,000:	71.24%
Unit Occupied Owner:	81.89%	Above \$500,000:	13.48%
Median Mortgage:	\$1,531		



# Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	18.11%	1999 - 2000	
Median Gross Rent:	\$2,157	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	0%
\$750 - \$999	0%	1970 - 1979	4.49%
\$1000 and Over	100%	1900 - 1969	0%

## Education

Enrollment			
Public Pre-Primary School:	0.51%	Not Enrolled in School:	71.42%
Private Pre-Primary School:	0.15%	Not A High School Graduate:	1.84%
Public School:	22.78%	Graduate Of High School:	20.63%
Private School:	5.8%	Attended Some College:	23.78%
Public College:	2.26%	College Graduate:	35.73%
Private College:	3.53%	Graduate Degree:	18.03%

## Workforce

Occupation:			
Manager/Prof:	47.3%	Private Worker:	76.88%
Technical:		Government Worker:	12.89%
Sales:	26.54%	Self Employed Worker:	1.06%
Administrative:		Unpaid Family Worker:	4.5%
Private House Hold:		Farming:	3.81%
Service:	10.06%	Skilled:	
Protective Services:		Blue-Collar:	16.11%

Commute Time	
Less Than 15 Min:	19.57%
15 min - 28 min:	34.11%
30 min - 57 min:	42.15%
Over 60 min:	4.17%

County: TARRANT

## Violent Crime (Ratio)

### Assault

	County	State	Nation
Total:	1:76	1:69	1:87
Gun:	1:1,244	1:1,682	1:2,070
Knife:	1:1,660	1:1,732	1:2,402

### Homicide

	County	State	Nation
Total:	1:26,421	1:22,678	1:20,935
Manslaughter:	1:null	1:1,238,625	1:522,140

### Robbery

	County	State	Nation
Total:	1:869	1:857	1:878
Gun:	1:1,770	1:1,755	1:2,429
Knife:	1:13,496	1:10,617	1:12,854

## Non Violent Crime (Ratio)

### Burglary

	County	State	Nation
Total:	1:117	1:127	1:149
Forced Entry:	1:178	1:196	1:263
Non-Forcible:	1:371	1:402	1:463
Attempted:	1:4,322	1:3,605	1:2,450

### Motor Vehicle Theft

	County	State	Nation
Total:	1:416	1:400	1:408
Auto:	1:700	1:722	1:618
Truck/Bus:	1:1,329	1:1,209	1:3,019

D220233617 9/15/2020 4:20 PM PGS 2 Fee: \$23.00 Submitter: SIMPLIFILE  
 Electronically Recorded by Tarrant County Clerk in Official Public Records *Mary Louise Nicholson*  
 Mary Louise Nicholson

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Deed**

STATE OF TEXAS §  
 COUNTY OF TARRANT § KNOW ALL MEN BY THESE PRESENTS

GF No. 072023902

FOR THE CONSIDERATION OF TEN DOLLARS (\$10.00) CASH AND OTHER VALUABLE CONSIDERATION, the receipt and sufficiency of which is expressly acknowledged, **Andrew L. Resta, a married person** (hereinafter referred to as "Grantor"), has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL and CONVEY unto **Andrew L. Resta and spouse, Ginger Leigh Resta**, whose address is 3014 Saint Bartholomew Drive, Mansfield, Texas 76063-7531, (hereinafter referred to as "Grantee"), the following described property, including all improvements thereon, located in Tarrant County, Texas (said premises hereinafter referred to as the "Property"), to wit:

**Lot 5, Block 15, of ANTIGUA IV, PHASE TWO, an Addition to the City of Mansfield, Tarrant County, Texas, according to the map or Plat thereof recorded in Cabinet A, Slide 7945, of the Plat Records of Tarrant County, Texas.**

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs and successors to WARRANT AND FOREVER DEFEND all and singular the Property, unto the Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

WITNESS THE EXECUTION HEREOF AS OF 8/25, 2020.

Andrew L. Resta  
Andrew L. Resta

ACKNOWLEDGEMENT

STATE OF TEXAS §

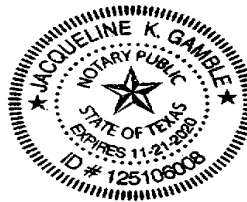
COUNTY OF Tarrant §

Acknowledged before me on the 25 day of August, 2020, by Andrew L. Resta.

Jacqueline K. Gamble  
Notary Public  
My commission expires: 11.21.2020

**PREPARED BY:**  
Robertson, Anschutz, Veters  
7145 N President George Bush Hwy  
Garland, TX 75044

**AFTER RECORDING RETURN TO:**  
Priority Title  
7600 Burnet Road, Suite 160  
Austin, Texas 78757



## Loan Document

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D222151000 06/13/2022 03:06 PM Page: 1 of 3 Fee: \$27.00 Submitter: Stewart Title N TX – Unit 440 Shawn Black  
Electronically Recorded by Tarrant County Clerk in Official Public Records

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### **CORRECTION INSTRUMENT (PURSUANT TO TEX. PROP. CODE § 5.028)**

#### **NOTICE TO COUNTY CLERK- PLEASE INDEX AS FOLLOWS:**

**MORTGAGOR: ANDREW L. RESTA AND GINGER LEIGH RESTA, HUSBAND AND WIFE**

**MORTGAGEE: SPROUT MORTGAGE, LLC**

Before me, the undersigned notary, on this day personally appeared Shawn P. Black, a person whose identity is known to me. After I administered an oath to her/him, upon her/his oath, she/he said:

1. “My name is Shawn P. Black. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2. I am an attorney, licensed to practice law in the State of Texas, with the law firm of Black, Mann & Graham, LLP, which prepared the Deed of Trust (“Deed of Trust”) from Mortgagor to Mortgagee recorded in the Real Property Records, Tarrant County, Texas on December 28, 2021, as Instrument No. D221375949.

3. As a result of a clerical error, the Deed of Trust, any riders attached thereto, the note and supporting documents incorrectly referenced Recovco Mortgage Management LLC dba Sprout Mortgage, with an address of 90 Merrick Avenue Suite 420, East Meadow, NY 11554 as the Mortgagee. In fact, the actual lender who made the extension of credit secured by the Deed of Trust, the note and supporting documents was Sprout Mortgage LLC, with an address of 1680 SW St. Lucie West Blvd., Suite 208, Port Saint Lucie, FL 34986. This is evidenced by the fact that

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D222151000

Page 2 of 3

Sprout Mortgage, LLC is properly identified on the signature page of the Deed of Trust and note as the Loan Originator Organization.

4. Recovco Mortgage Management LLC dba Sprout Mortgage was not involved in the origination or funding of the extension of credit and should not have been referenced as the Mortgagee. The actual lender and correct Mortgagee is Sprout Mortgage LLC.

5. I am executing this correction instrument to make a nonmaterial change as defined under Tex. Prop. Code 5.028(a)(2)(A).

Pursuant to Tex. Prop. Code 5.028(d)(2), a copy of this correction instrument was sent by first class mail to all parties to the original recorded instrument.”

Executed on June 9, 2022

Name: Shawn P. Black

STATE OF TEXAS )  
 ) SS.  
COUNTY OF Denton )

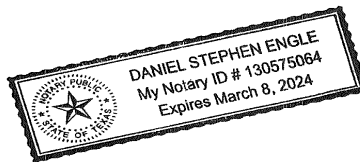
June SUBSCRIBED AND SWORN TO BEFORE ME by Shawn P. Black, on this 9 day of \_\_\_\_\_, 2022, to certify which witness my hand and seal of office.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
NOTARY PUBLIC

(this area for Notary Seal)

After recording return to:  
Sprout Mortgage, LLC  
Attn: Post Closing





# Document Images

D222151000

Page 3 of 3

90 Merrick Ave.  
East Meadow, NY 11554  
NMLS# 1844521

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