

ForeclosureRadar.com Government Tutorial:

Check the foreclosure status of any property

ForeclosureRadar makes it easy to research the foreclosure status of a property when responding to a complaint or inquiry.

Use ForeclosureRadar to:

- Identify current foreclosure status of a property
- Quickly respond to queries and complaints

From the main menu, Search Foreclosures gives you several options for getting information on a property. One way to find a property is to search on address. When doing a single property search, the less you type, the better the result, so enter the city and the street name without the suffix, such as “Lane” or “Drive.” Also, include all stages of foreclosure and historical records in the search. For more information on finding a specific property watch the Single Property Search tutorial.

To locate a property by address or APN:

1. On the menu/search bar, select Search Foreclosures.
2. On the Location panel
 - If searching by address, specify the state, city and street name without the suffix, such as “Drive” or “Lane.” Hint: When doing a single property search, the less you type, the better the result.
 - If searching by APN, enter the APN in the APN field.
3. Open the Foreclosure panel and include all the foreclosure stages and historical records, to make sure you find the property regardless of it’s current foreclosure status.
4. Click the Search button.

In the List View, you can click the Address column to sort by address to make it easier to find the property you’re seeking.

Click on the icon in the map or the list view to see more details.

The Status panel shows the foreclosure status of the property.

The Current Owner Name & Mailing Address panel shows owner contact information.

The Open Loans & Foreclosures panel shows the loans against the property and any notices that have been filed. You can click on a notice link to get more details such as when the notice was filed and the lender name and address.

Open Loans & Foreclosures DISCLAIMER			
#	Loan Date	Loan Amt	Foreclosure
?	02/23/07	\$248,400	NTS (Auction)

The Property Details panel shows basic information on the property.

The Transaction History panel shows details of the loans and notices filed on the property.

Transaction History Details X					
2434 E FOX GLEN AVE <input checked="" type="checkbox"/> Show earlier transactions DISCLAIMER					
Type	#	Document	Party	Name	Amount
Transfer		10/07/02 175803	Seller Buyer	HANAMAIKAI,ROYCE & KRISTEN HAN,BERNADETTE	\$0
Transfer		01/13/05 8732	Seller Buyer	HAN,BERNADETTE SIRVA RELOCATION LLC	\$291,000
Transfer		01/13/05 8733	Seller Buyer	SIRVA RELOCATION LLC JONES,TIMOTHY	\$291,000
Loan	?	01/13/05 8734	Borrower Lender	JONES,TIMOTHY NEW CENTURY MORTGAGE	\$276,450
Loan	1st	02/05/07 22849	Borrower Lender	JONES,TIMOTHY HOMECOMINGS FINANCIAL	\$262,400
- NOD		10/07/09 139568	Borrower Trustee	TIMOTHY JONES CALIFORNIA RECONVEYANCE CO	\$9,023
- NTS		01/11/10 2639	Borrower Trustee	TIMOTHY JONES CALIFORNIA RECONVEYANCE CO	\$296,631
Loan	2nd	02/05/07 22850	Borrower Lender	JONES,TIMOTHY HOMECOMINGS FINANCIAL	\$32,800
Trustees Deed		02/17/10 20868	Grantor Grantee	CALIFORNIA RECONVEYANCE CO WOLF,STEPHEN C	\$0

You can track complaints efficiently using the Status and Tags fields in the Status panel. For example, you could set the status to Active Complaint and add a tag for the person who will handle the complaint. See the My Saved Properties tutorial for information on customizing the Status values for your needs.

As you can see on the Foreclosure criteria window, ForeclosureRadar tracks five stages of foreclosure.

Preforeclosure: When a Notice of Default is filed on a property, it is in the Preforeclosure stage. Ownership has not changed at this point. The sale date is the earliest date the property could go to auction based on regulatory requirements. The actual date is typically much later.

Auction: When a Notice of Trustee Sale is filed, the property goes into the Auction stage. Ownership still has not changed. The sale date is the scheduled auction date.

Bank Owned: At the auction, one of two things can happen. One, no one raises the opening bid from the lender. In this case, the bank wins the bid, the property now belongs to the bank, and the stage changes to Bank Owned. The sale date is the date the sale took place

Sold to Third: The other thing that can happen is that someone, usually an investor, bids on the property and wins. Now the investor owns the property and the stage changes to Sold to Third. The sale date is the date the sale took place

Cancelled: At any time a foreclosure can be cancelled due to an event such as a loan modification or a short sale.

Use ForeclosureRadar to work smarter, not harder, by quickly determining the foreclosure status of a property.