

ForeclosureRadar.com Government Tutorial:

Find contact information for both the current owner and the lender

ForeclosureRadar makes it easy to find contact information for the relevant parties on a foreclosed property. This tutorial guides you through the steps to find this information and how to interpret it.

Use ForeclosureRadar to:

- Quickly determine whether the borrower or the lender now owns the home
- Find contact information for the current owner
- Find contact information for the lender

You can find the owner contact information for a property by doing a Foreclosure Search on street address or APN, depending on the information you have, and checking the details panel.

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 details you enter, 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 its 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 within the results.

Click on the icon in the map or the list view to see more details. Next check the current Foreclosure Stage at the top of the Status panel. Determining the owner varies by stage:

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 state law. The actual date the property will sell at auction 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 earliest the property can be foreclosed on is the scheduled auction date.

Bank Owned: At the auction, one of two things can happen. One, no one bids more than the lender's opening bid. 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 shown is the date the sale took place

Sold to Third: The other thing that can happen is 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. Ownership does not change hands.

Note that when ownership changes hands due to a foreclosure sale, there will be a delay in updating the Owner Name & Mailing Address information. ForeclosureRadar is the only major foreclosure service that reports sales the day the auction occurs, however, we do not get ownership details until the Trustee's deed is recorded, which typically occurs 2-6 weeks after the sale.

So, if you're looking at a Bank Owned or Sold to Third property and it was sold in the last few days, the Current Owner Name & Mailing Address panel may not be updated yet to show the new owner. Check the Transaction History and note whether the Owner Name matches the borrower on the defaulted loan, which would be the former owner, or if it matches the buyer or grantee in a recent transfer, as shown below.

Current Owner Name & Mailing Address
WOLF,STEPHEN C
36535 AVENUE 15
MADERA CA, CA 93636

Links: [Google](#) [PIPL](#)
[Zaba](#) [Intelius\(\\$\)](#)
[WhitePages](#)

Transaction History Details					
2434 E FOX GLEN AVE					
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

An important thing to keep in mind when trying to track down the lender on the property is that there may be three different variations on lender:

1. Originating lender – the lender that made the loan.
2. Servicing lender – the lender that collects the payments.
3. The investor – the party that actually lent the money and that typically takes ownership of the home after foreclosure.

And separately there is the trustee that manages the foreclosure process on behalf of the lender.

Let's look at how ForeclosureRadar can help you identify each of these parties. For a bank owned or sold to third party property, note in the Status panel the sale date for the property, then check the Current Owner Name & Mailing Address panel.



Next check the Transaction History. Note the foreclosing loan and the lender name shown. This is the lender that originally made the loan – the originating lender.

The notice of default and notice of trustee sale on this loan show the name of the trustee, that is managing the foreclosure process.

If the Trustee's Deed has been recorded, we are able to determine the name of the investor. Remember that immediately after a sale, the Trustee's Deed information likely will not yet be available.

To find the name of the servicing lender, click the Details button on the notice of default or the notice of trustee sale.

Notice of Default Details x

Projected Sale Date	06/10/09	TS Number	230649CA
Default Amount	\$10,898	Notice Date	02/10/09
Default Date	02/09/09	Document #	179640
Loan Date	05/03/05	Loan Amount	\$378,000
Loan Doc#	1031382	Loan Position	1
Est. Published Bid \$388,898			
Trustee			
CALIFORNIA RECONVEYANCE CO			
9200 OAKDALE AVE			
CHATSWORTH, CA 91311			
714-259-7850			
			
Lender			
JP MORGAN CHASE BK			
7301 BAYMEADOWS WAY			
JACKSONVILLE, FL 32256			
877-926-8937			
			

In just a few minutes we now have lots of information from looking at the Transaction History and the details on the notice: the original owner, the originating lender, the servicing lender, the trustee and the current owner. It could take hours or days to track down all this information without ForeclosureRadar.

- Original owner (borrower)
- Originating lender (bank that made the loan)
- Servicing lender (bank that foreclosed)
- Trustee (manages the foreclosure)
- Current owner (investor)

Use ForeclosureRadar to work smarter and faster by finding contact information for the current owner and the lender.