



TitleFlex
by Data Trace

USING THE MAP AND FILTERS TO LOCATE FORECLOSURES

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Overview

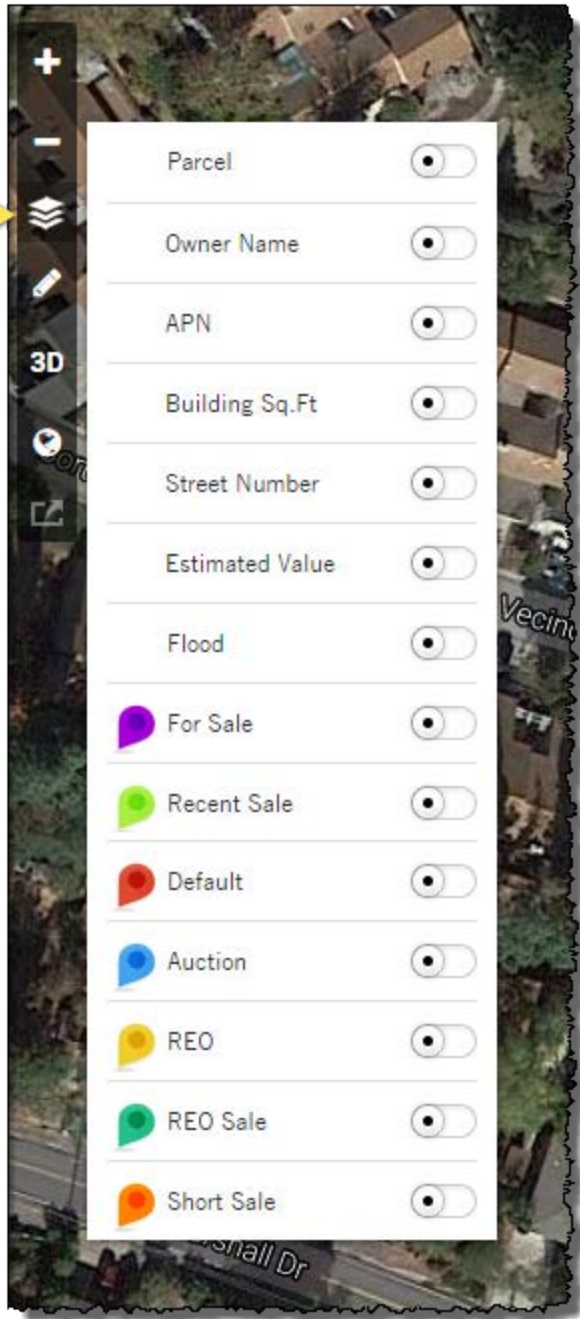
This How-To guide will walk through the common methods for locating properties in the foreclosure process.

NOTE: Foreclosure information is provided by the County Recorder offices.

Properties in the foreclosure process can be located by using the interactive map or through using the filters. Additionally, a Foreclosure Report is also available for individual properties.

Using the Interactive Map

The map includes pins for identifying which properties are in a particular status. If a property has progressed through more than one foreclosure stage, the parcel will have a dark gray dot.



Definitions:

Default: The property owner has not made a mortgage payment for a defined period of time, often 90-days, at which time, the lien holder will file a Notice of Default or Lis Pendens.

Auction: The property has now reached the stage where the lien holder has filed a Notice of Sale informing the homeowner that the property scheduled for auction on a specific date, time, and location.

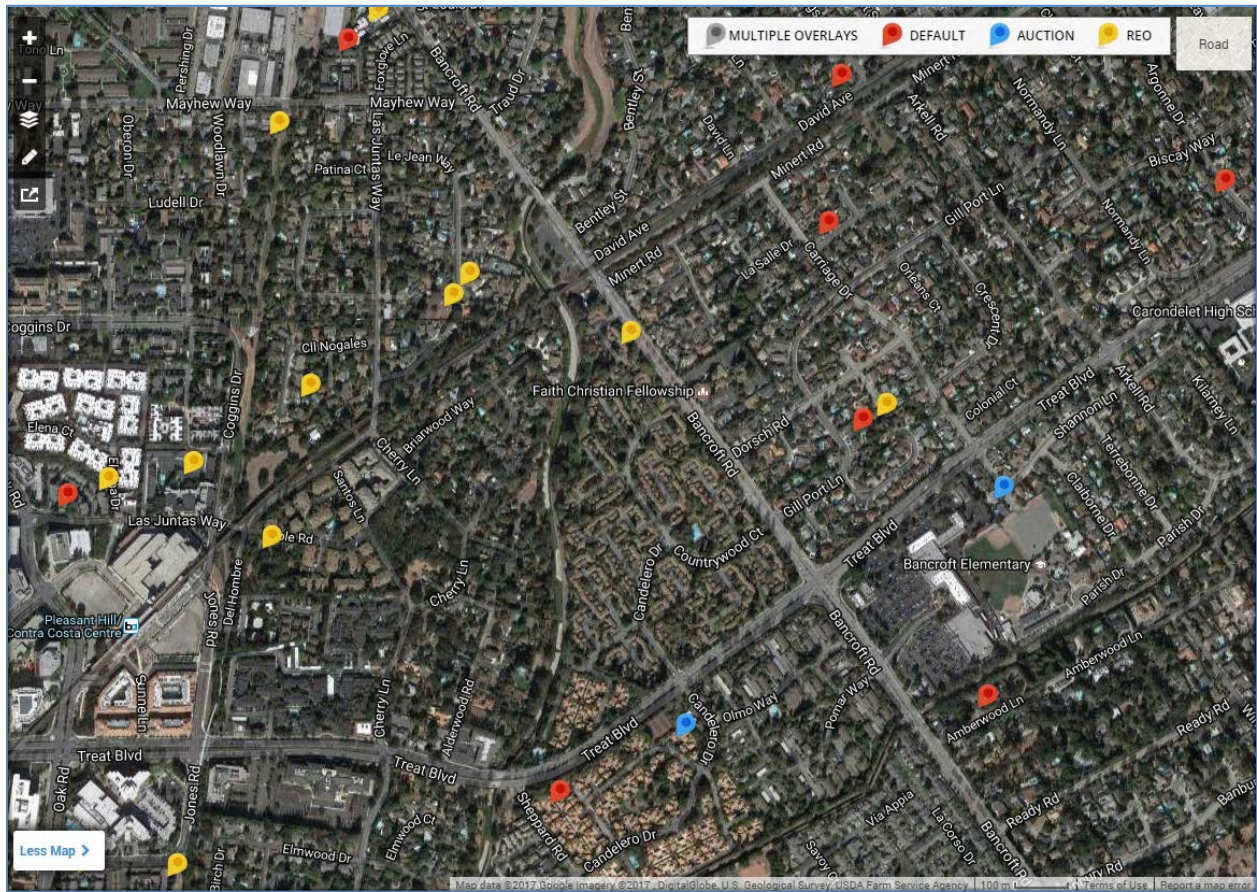
REO: The title for the property has now passed to the lien holder (i.e. it did not sell at auction).

REO Sale: The property was sold from an institution to another party. Note that this may have occurred two months ago or two years ago, as an REO Sale is simply what happened at the last transfer (example: Bank to private homeowner).

Short Sale: An Arms-length transaction where the sale price appears to be less than the origination amount.

Recent Sale: The property transferred ownership in the last 12 months.

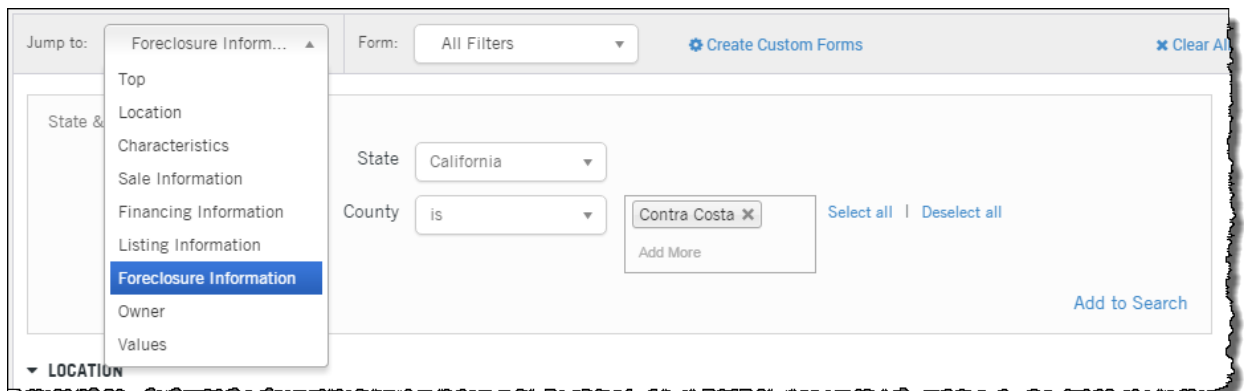
The interactive map with all the foreclosure pins enabled:



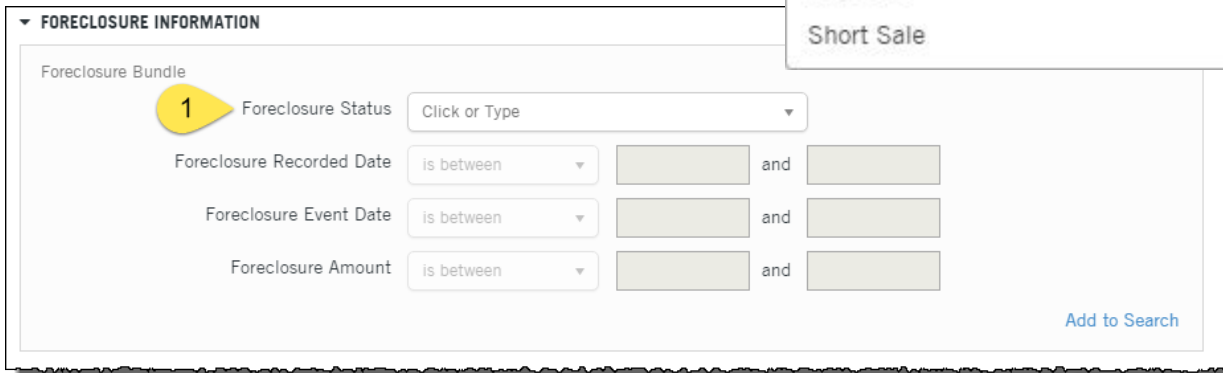
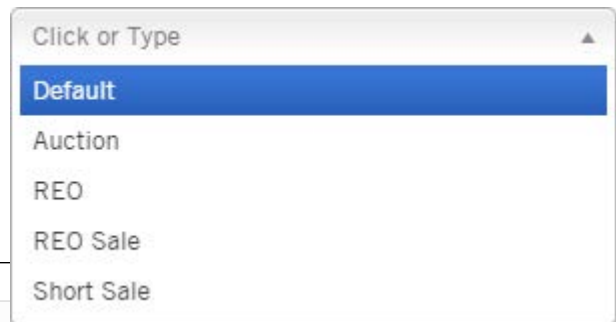
Note the key at the top right corner of the map. Use the Print Map button (last button on the map tools bar) to print this map with the pins.

Foreclosure Farms

After selecting your State and County and any additional geo-information from the Location group, scroll down to, or select Foreclosure Information from the Jump To list.



Clicking on the Foreclosure Status (1) drop down list will allow you to select more than one foreclosure status. Include a date range as well in order to narrow your search to a relevant period.

A search form titled "FORECLOSURE INFORMATION" with a downward-pointing triangle on the left. The form is labeled "Foreclosure Bundle" and contains several fields: "Foreclosure Status" with a dropdown menu (a yellow callout bubble with the number "1" points to it), "Foreclosure Recorded Date" with a date range selector (dropdown "is between", two input boxes, and "and"), "Foreclosure Event Date" with a date range selector, and "Foreclosure Amount" with a date range selector. An "Add to Search" button is located at the bottom right of the form.

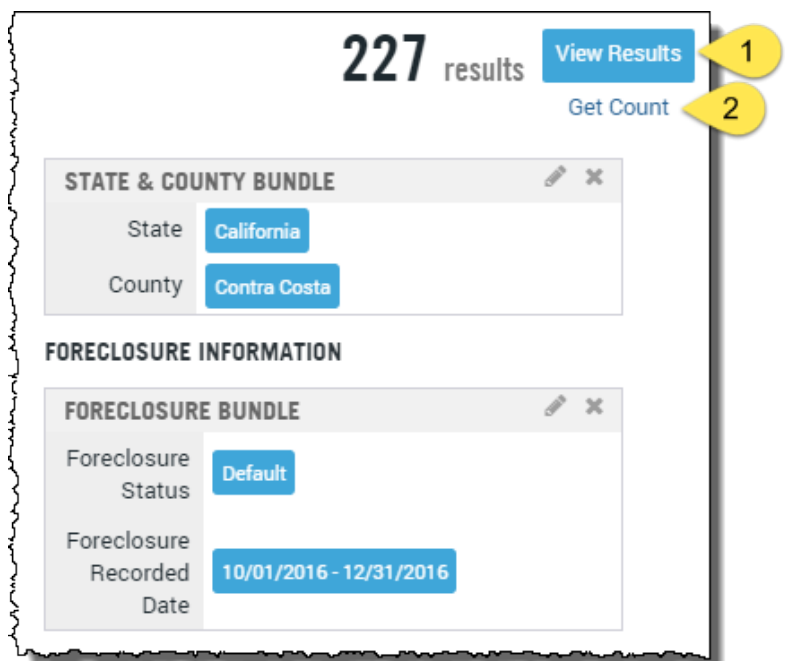
Once you have the parameters entered, click "Add to Search" at the lower right hand corner to add the bundle to the query. You can then repeat this process as required; clicking "Add to Search" after each Foreclosure bundle is finished.

Click the Get Count (2) link to view the number of records that your query has found.

Click View Results (1) to retrieve the full list.

After creating your farm, run multi-line reports, labels, or export the information in Excel (csv file) and send it to a customer.

For more information on these features, see the various Farming Guides.

A screenshot of search results. At the top right, it shows "227 results" and two buttons: "View Results" (with a yellow callout bubble "1") and "Get Count" (with a yellow callout bubble "2"). Below this are two filter panels. The first is titled "STATE & COUNTY BUNDLE" and shows "State" as "California" and "County" as "Contra Costa". The second is titled "FORECLOSURE INFORMATION" and shows "Foreclosure Status" as "Default" and "Foreclosure Recorded Date" as "10/01/2016 - 12/31/2016".

Using the Foreclosure Report and the Subject Property Tab

The Subject Property tab also displays the various pins (foreclosure, for sale, recent sale, etc.)

Address

Notes Links Actions

3 FAIRWAY PL, Pleasant Hill, CA 94523

Owner

APN: 154-700-003-2 County: [REDACTED]

Bedrooms: 2 Baths (F / H): 2 / 0 Living Area: 1,481 Sq. Ft. Lot Area: 3,150 Sq. Ft.

Kendall Graveman
The Athletic's Real Estate Age...
925-555-1212

FARMS

Click or Type

Company Packages

Property Data Reports

- TotalView Report
- Open Lien Report**
- Property Detail Report
- Tax Status Report
- Sales Comparables
- Title Chain & Lien Report
- Foreclosure Report**
- Transaction History Basic

Order the Foreclosure report for specific documents and timelines.

The Foreclosure Report shows a document summary at the top of the report followed by additional property and tax related information.

Foreclosure Report

3 Fairway Pl, Pleasant Hill, CA 94523
APN: 154-700-003-2 County Data as of: 02/17/2017

Save Print Email Notes Links Actions

Foreclosure Activity Summary

Default Auction REO

Type	Date	Doc #	Orig. Doc #	Orig. Rec Date	Unpaid Balance	Lender
Notice Of Default	12/16/2016	2016.273085	2015.114118			

ORDER

Latest Foreclosure Activity

Type: Notice Of Default Recording Date: 12/16/2016 Orig. Recording Date:
 Filing Date: 12/14/2016 Default Date: 12/14/2016 Default Amount: \$7,607
 Unpaid Balance: Auction Date: Opening Bid:
 Auction Location: Auction City:
 Borrower: [REDACTED]
 Trustee / Attorney: Allied Trustee Services / Allied Trustee Services
 Title Company:

Subject Property