

DataTree[®] ACADEMY

FORECLOSURE INFORMATION

Rev. 20201015



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Overview

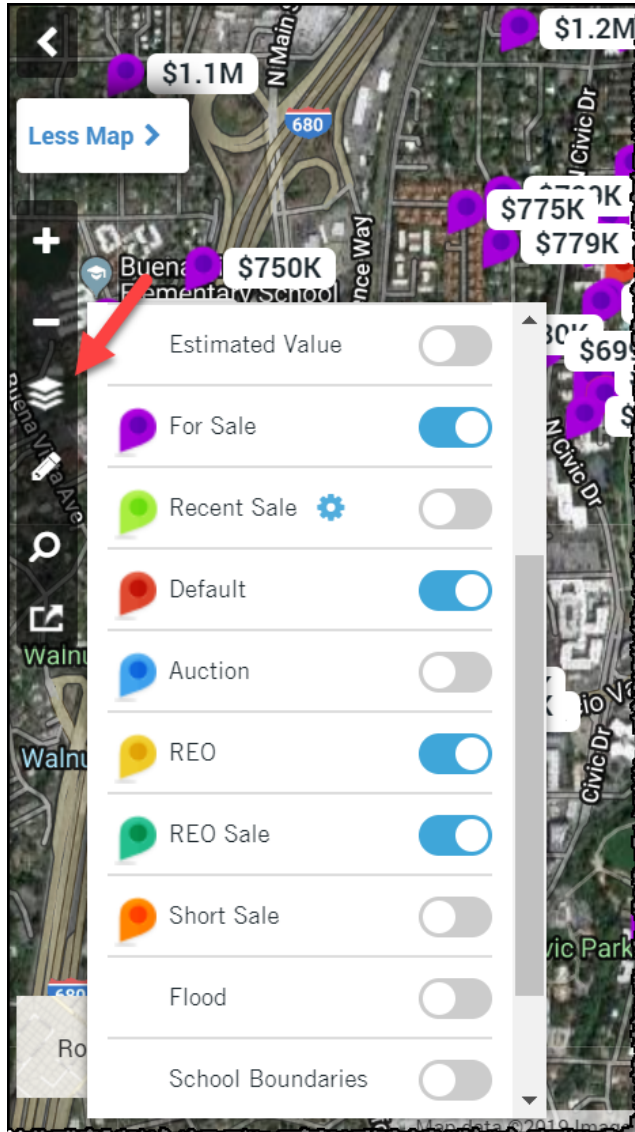
This How-To guide will walk through the common methods for locating properties in the foreclosure process.

NOTE: Foreclosure information is taken directly from documents recorded at the counties.

Properties in the foreclosure process can be found 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 be denoted with a black dot.



Definitions:

For Sale: Property is currently on the market.

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

Default: The property owner has not made a mortgage payment for a defined period, often 90-days, at which time, the lien holder will file a Notice of Default or Lis Pendens. This will inform the property owner that the lender may sell the property to recoup their loan unless the loan is brought current.

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

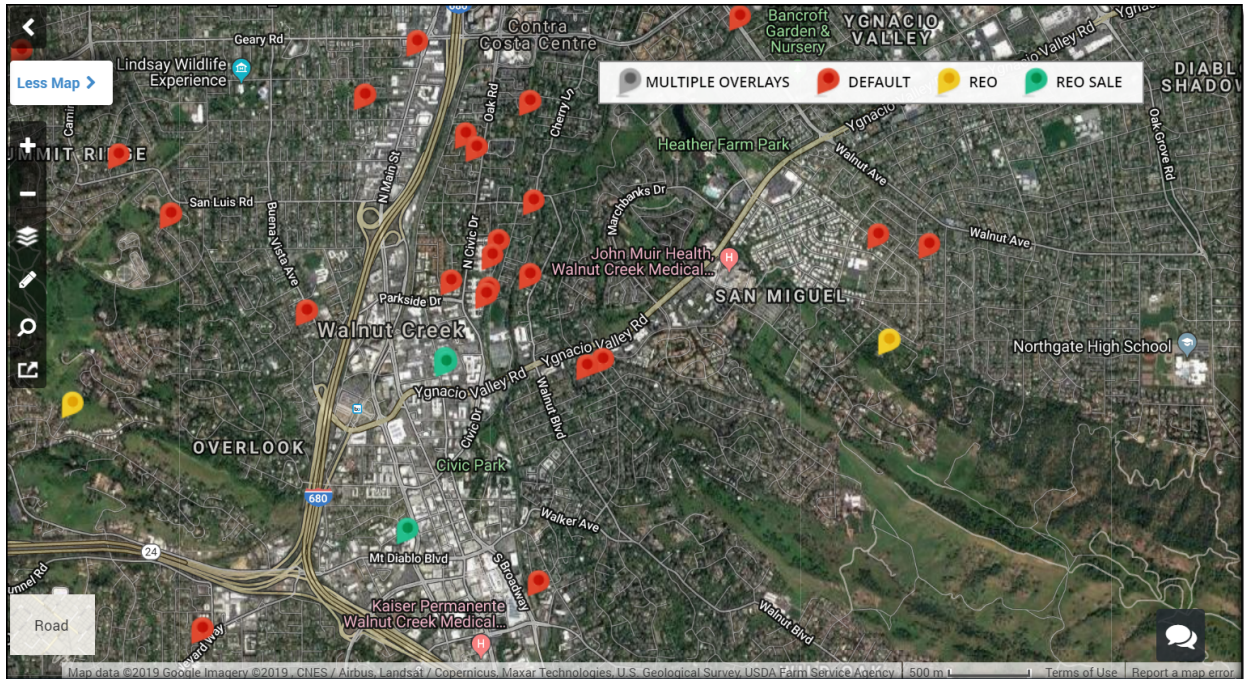
REO: The title for the property has now passed to the lien holder (i.e. it didn't sell at auction).

REO Sale: The property was sold by the lien holder 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 was less than the original mortgage amount. Often takes place during the Default stage and before the Auction.

The interactive map with the foreclosure pins enabled:



Note the key at the top right corner of the map. The map with the pins can also be printed by clicking the Print Map button (last button on the map tools bar)

Using the Filters:

Creating a list of properties in the foreclosure status can also be created through the Advanced Search.

After selecting your geography, scroll down to the Foreclosure Information section to add foreclosure stage filters.

▼ FORECLOSURE INFORMATION

Foreclosure Bundle

Foreclosure Status

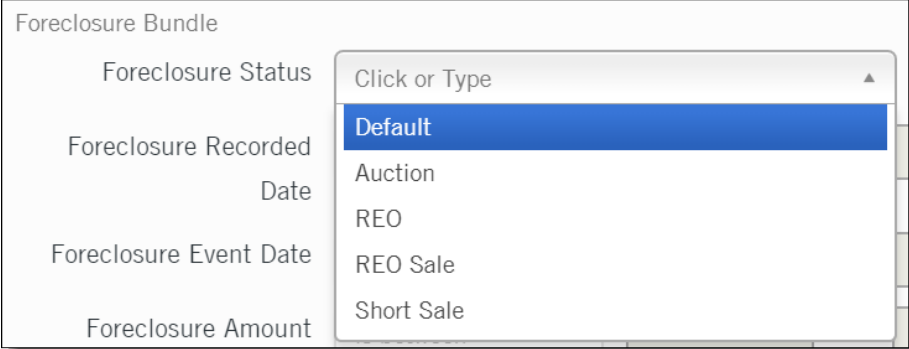
Foreclosure Recorded Date and

Foreclosure Event Date and

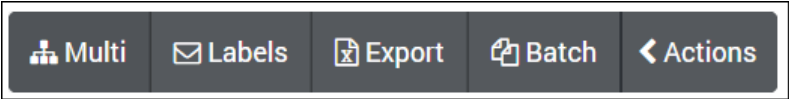
Foreclosure Amount and

[Add to Search](#)

Clicking on the Foreclosure Status drop down list will allow you to select more than one foreclosure status. It is recommended that you include a date range as well to narrow your search to a relevant time period.



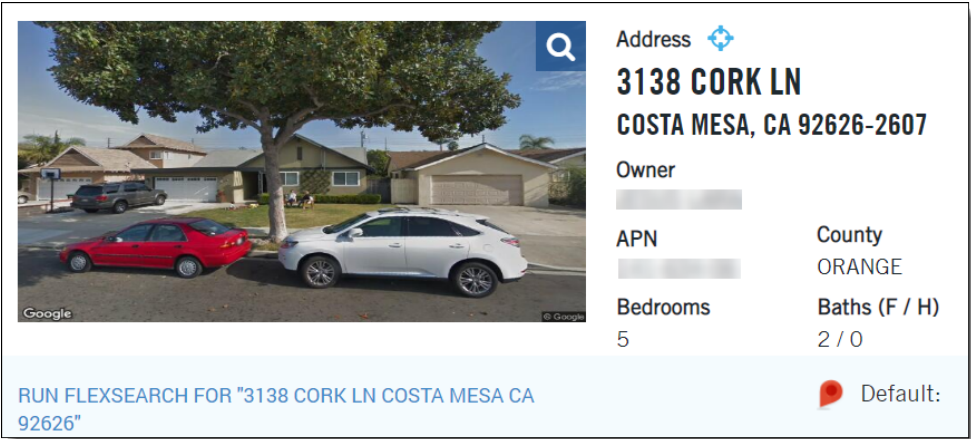
Once your list is created, you can create multi-line reports, labels, or export the information in Excel (csv file).



For more information on these three features, see the various Farming How-To Guides.

Using the Foreclosure Report and the Subject Property Tab

Foreclosure information pins will also be displayed on the Subject Property tab as shown here:



Foreclosure specific documents and their timeline can be found in the Foreclosure report.

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

Property Data Reports ▼

- Property Detail Report ☆
- TotalView Report ☆
- Transaction History Report ☆
- Open Lien Report ☆
- Neighbors Report ☆
- Sales Comparables ☆
- Tax Status Report ☆
- Foreclosure Report ☆
- HOA Lien Report ☆
- PACE Lien Report ☆
- Title Chain & Lien Report ☆

Foreclosure Report

3019 Filmore Way, Costa Mesa, CA 92626-2893

APN: [REDACTED]

Orange County Data as of: 05/16/2019

Latest Foreclosure Activity

Document Type / Lis Pends Type:	Lis Pends / Mortgages	Recording Date:	12/06/2018	Orig. Recording Date:	
Filing Date:	12/06/2018	Default Date:		Default Amount:	
Unpaid Balance:		Auction Date:		Opening Bid:	
Auction Location:				Auction City:	
Defendant:					
Plaintiff:					
Title Company:					

Foreclosure Activity

<input type="checkbox"/> Type	Date	Doc #	Orig. Doc #	Orig. Rec Date	Unpaid Balance	Lender
<input type="checkbox"/> Lis Pends	12/06/2018	2018.457303				
<input type="checkbox"/> Notice Of Sale	08/24/2018	2018.312307	2006.422921		\$515,712	
<input type="checkbox"/> Notice Of Default	05/23/2018	2018.188152	2006.422921			
<input type="checkbox"/> Modification	06/26/2006	2006.422921				New Century Mortgage

[ORDER](#)

Owner Information

Owner Name: [REDACTED]

Vesting: [REDACTED]

Mailing Address: 3019 Filmore Way, Costa Mesa, CA 92626-2893

Location Information

Legal Description: Tr 4281 Lot 19 All -Ex S 50 Ft-	County: Orange	APN: [REDACTED]
Munic / Twnshp: Thomas Bros	Census Tract / Block: 063903 / 1019	Alternate APN: [REDACTED]
Subdivision: [REDACTED]	Legal Lot / Block: 19 /	Twnshp-Rng-Sec: [REDACTED]
	Legal Book / Page: [REDACTED]	Tract #: 4281

Property Characteristics

Gross Living Area: 3,954 Sq. Ft.	Total Rooms: [REDACTED]	Year Built / Eff: 1962 /
Living Area: 3,448 Sq. Ft.	Bedrooms: [REDACTED]	Stories: 2
Total Adj. Area: [REDACTED]	Baths (F / H): [REDACTED]	Parking Type: Attached
Above Grade: [REDACTED]	Pool: [REDACTED]	Garage #: [REDACTED]
Basement Area: [REDACTED]	Fireplace: [REDACTED]	Garage Area: [REDACTED]
Style: [REDACTED]	Cooling: [REDACTED]	Porch Type: [REDACTED]
Foundation: [REDACTED]	Heating: [REDACTED]	Patio Type: [REDACTED]
Quality: [REDACTED]	Exterior Wall: [REDACTED]	Roof Type: [REDACTED]
Condition: [REDACTED]	Construction Type: [REDACTED]	Roof Material: [REDACTED]

Site Information

Land Use: Multi Family Dwelling	Lot Area: 5,790 Sq. Ft.	Zoning: [REDACTED]
State Use: [REDACTED]	Lot Width / Depth: [REDACTED]	# of Buildings: 1
County Use: Triplex	Usable Lot: [REDACTED]	Res / Comm Units: 3 / 3
Site Influence: [REDACTED]	Acres: 0.13	Water / Sewer Type: [REDACTED]

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Notes

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Actions