

ARE YOU EXAMINING ALL MARKET OPTIONS ?

HAVE YOU CONSIDERED THE FORECLOSURE MARKET?

Explore this tremendous opportunity with Chicago Title's new foreclosure web site.

With the surge in mortgage defaults, there has never been a better time to investigate this emerging market. That's why Chicago Title has introduced a new foreclosure web site:

www.ChicagoTitleDefaults.com

This foreclosure tool makes it easy to perform searches on active foreclosures in Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura, San Diego and Imperial counties.



Using this tool you can:

- **Locate owners in default (Notice of Default (NOD) records):**
Search for properties that have not gone to auction.
When a property owner goes into default with their trust deed, the lender may file a "Notice of Default" within a few days. The owner could be behind in payments anywhere from 15 days to 12 months or more, depending on the lender.
- **Locate properties going to auction (Notice of Trustee Sale (NOT) records):**
Search for properties that have an auction date and time set.
The lender files a "Notice of Trustee Sale" if the delinquent mortgage obligation is not met. The trustee sale is scheduled approximately 21 days after the "Notice of Trustee Sale" is filed. These records will provide you with the sale date and time, where the sale will be held and the required opening bid. The opening bid is based on the defaulted amount plus the foreclosure costs.
- **Locate bank owned properties (Real Estate Owned (REO) records):**
Search for properties that have been foreclosed and are bank owned.
If no one bids the minimum set by the lender, the property reverts back to the lender. This property can then be purchased directly from the lender.

www.ChicagoTitleDefaults.com — just one more tool from Chicago Title to help you succeed in today's market.



Chicago Title
It's Your Choice!

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