



FORECLOSURE & LOAN MODIFICATION ADVISORY FOR

VENTURA COUNTY

The County Clerk & Recorder Office of Ventura County has implemented a **Foreclosure and Loan Modification Advisory** whereby a "Notice" will be mailed to the last owner of record that a "Notice of Default" has been recorded against.

The notice warns owners that the NOD is public record and that:

- They may be contacted with offers to "rescue" their home and "save" their credit.
- These offers may not be in their best interest and may be deceptive, fraudulent or illegal.
 - They should be especially vigilant of people who seek money by cash, check or credit card in advance of performing services, such as a loan modification, on their behalf.
 - Only the owner's actual lender may agree to a loan modification after applying directly to that lender. Promises or guarantees of loan modifications from anyone else should be viewed as highly suspicious. Be very wary of signing documents regarding these services.-
- Once a Notice of Default has been recorded, it is illegal for anyone who meets the definition of a "foreclosure consultant," including licensed agents and brokers, to collect fees in advance of performing these services for people who live in their own homes. (Civil Code § 2945. I).

The notice provides information about free resources available to homeowners, as well as the District Attorney's contact information for those who have been victims of real estate related crimes.

For more information about this or any title related matters, please contact me.



Chicago Title

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