



24/7 online technical support

UNDERSTANDING REALIST FORECLOSURE DATA

Foreclosure Basics

Foreclosure action against real property can be initiated for several different reasons. Most commonly, it is a lender who initiates a foreclosure action after a borrower fails to make payments agreed to under the terms of the mortgage. But foreclosure action can also be brought by Home Owner Associations for non-payment of HOA or condo fees or by local taxing authorities for non-payment of taxes.



The foreclosure process is governed by state law and will vary somewhat from state to state or even county to county. In order to fully understand the foreclosure process in your state, contact your local title company or a real estate attorney.

Foreclosure Data in Realist

The NTREIS Tax vendor obtains foreclosure data for Realist from several sources:

1. County Recorder
2. County Court
3. Local Newspapers

Realist will display colored flags on the Property Lists, the Property Detail Reports and on the Realist Map to indicate the foreclosure stage for each property.

Flag Color	Realist Foreclosure Stage Name	What it means
 Yellow	Auction	A Notice of Sale has been filed against property
 Green	Bank Owned	The property is currently owned by the lender



Auction data is updated once a month. The auction flags will be removed 60 days after the auction date.

You will learn:

- Foreclosure Data Sources
- Foreclosure Flags and Descriptions
- How to run a Foreclosure Search.
- Counties with available Foreclosure Data

Your REALTOR® Association can provide more support/training.
Contact your Association

Although they are not considered foreclosure stages, Realist also uses flags to indicate Distressed Sales. You may occasionally see these Distressed Sale flags on Property Detail and Property List reports when searching by address, street, owner name or on the map search when their associated labels are enabled.

Flag Color	Realist Distressed Sale Stage Name	What it means
 Purple	Bank Owned Sale	A property has been purchased by a new homeowner or investor from a lender. The flag will remain with the property for 3 years or a subsequent sale, whichever comes first.
 White	Short Sale	Most recent sale has occurred for less than the previous owner's primary mortgage

Realist cannot always obtain notice that a foreclosure has moved to a subsequent stage. For example, assume that due to a mortgage default a homeowner faces a scheduled auction of their home. Many circumstances could cause cancellation of the home auction, but no public notice of its cancellation is filed. Such circumstances could include:

- Re-negotiating terms with the foreclosing lender or servicer
- Selling the home

If Realist receives a foreclosure deed, the foreclosure will be released and cease to appear on Realist. However, in the event no foreclosure deed appears within a certain number of days, it is assumed that foreclosure was resolved in some manner and it is released from the system.

Foreclosure Search

A simple view of using each stage suggests searching the auction stage to identify investment opportunities, and the bank owned stages to identify listing opportunities.

Foreclosure Activity Search

Please complete the fields below to begin your search.

State: TX County: DALLAS Zip: (optional) Zip: (optional)

Realist's most recent foreclosure recording date for this county is 02/23/2011

Foreclosure Stage: All

Parcel ID: [Help?](#)

Case Number:

House Number:

Pre-Direction:

Street Name:

Street Suffix: or

Unit Number:

Post-Direction:

City:

Subdivision:

Auction Date: to

Posted Date: to

Foreclosure Recording Date: to

Zip: (optional) < All > 75001 75006 75007

First specify the county, then you can narrow the search to specific zip codes, streets, subdivisions or various foreclosure stage date ranges.

Search by Foreclosure Stage to target those homes that are scheduled for auction, or those which are bank-owned as a result of foreclosure.

Foreclosure Reports

Each Realist property report flags the presence of a foreclosure action against the property. Before you schedule a listing appointment or include a home on a buyer's tour, check if your subject property or nearby homes are involved in a foreclosure action. One click on the flag like those pictured below and Realist will immediately display a detailed foreclosure report.

Property List

100 Records/Page Next Page Page # 1

[Refresh List](#)

[Hide All Flags](#)

You might want to suppress flagged foreclosure information prior to printing or emailing reports. Click on the Hide Flag option. If the flag is hidden, just click on Show Flag to reactivate foreclosure display.

7406 Armstrong Ln Rowlett, TX 75089-3056 Rowlett - Dallas County

Auction Activity Report

Subject Property

7406 Armstrong Ln
Rowlett, TX 75089-3056
Rowlett - Dallas County

General Info:
 Subdivision : Princeton Park Ph 02 Foreclosure Recording Date : 01/14/2011
 Foreclosure Stage : Auction Parcel ID : 44016410010120000

Party Info:
 Defendant Name 1 : Perkins Jesse & Cynthia Trustee Name : Shelley Ortolani
 Foreclosure Lender Name : Bank Of Ny Mellon

Mortgage Info:
 Original Mortgage Amount : \$127,900 Original Mortgage Recording : 03/00/1996
 Date
 Original Book & Page : 096066-003448 Judgment Amount : \$99,026

Auction Info:
 Scheduled Sale Date/Auction : 02/01/2011 Auction Time : 10:00
 Date
 Auction City : Dallas

Record 1 of 1 [Print](#) [Email](#) Include in List

Click on any Foreclosure flag to access the Foreclosure report for that property.

Address	City	Subdivision
19 Arms		
7201 Arr		
7205 Arr		
7209 Arr		
7213 Arr		
7217 Arr		
7301 Arr		
7302 Arr		
7305 Arr		
7306 Arr		
7309 Arr		
7310 Arr		
7313 Arr		
7314 Arr		
7317 Arr		
7318 Arr		
7401 Arr		
7402 Arr		
7405 Arr		
7406 Armstrong Ln Rowlett 75089	Rowlett	Princeton Park Ph 02
7409 Armstrong Ln Rowlett 75089	Rowlett	Princeton Park Ph 02

Foreclosure Data Availability

Realist may not always have data for every stage of foreclosure in every county. See the list below for County specific foreclosure data availability.

54 NTREIS Tax Counties have Foreclosure searches and data available.

Archer	Coryell	Harrison	Llano	Smith
Bastrop	Dallas	Hays	Lubbock	Somervell
Bell	Denton	Henderson	McLennan	Tarrant
Blanco	Eastland	Hill	Milan	Taylor
Bosque	Ellis	Hood	Mitchell	Travis
Burnet	Fayette	Hopkins	Nacogdoches	Van Zandt
Caldwell	Gillespie	Hunt	Navarro	Wichita
Cherokee	Gonzales	Johnson	Palo Pinto	Williamson
Collin	Grayson	Kaufman	Potter	Wise
Comal	Guadalupe	Lamar	Randall	Wood
Cooke	Hale	Lee	Rockwall	

15 NTREIS Tax Counties have Auction data available.

This data will be updated once a month for each data. The auction flags will be removed 60 days after the auction date.

Bastrop	Comal	Ellis	Potter	Tarrant
Bell	Dallas	Guadalupe	Randall	Travis
Collin	Denton	Hays	Rockwall	Williamson