



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

Search Clear Screen Save 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 codes: < 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

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.

Hide All Flags

Print Email

Search All This Page On

MLS BO

Owner Name 2 4. Details

Owner Phone 5. Details

Recording Date 6. Details MLS

MLS Sold Date 7. Details

MLS Sold Price 8. Details

Total Assessment 9. Details

Bedrooms 10. Details

Total Baths 11. Details

Universal Land Use 12. Details MLS

Lot Acres 13. Details

Stories 14. Details MLS

Building Sq Ft 15. Details

Year Built 16. Details MLS

Effective Year Built 17. Details

Parcel ID

MLS #

Select All Clear All

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

Address

19 Arms

7201 Arr

7205 Arr

7209 Arr

7213 Arr

7217 Arr Auction

7301 Arr

7302 Arr

7305 Arr

7306 Arr

7309 Arr

7310 Arr

7313 Arr

7314 Arr BOS

7317 Arr

7318 Arr

7401 Arr

7402 Arr

7405 Arr

7406 Arr AUC

7409 Arr

Property Detail Map

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

Original Book & Page : 096066-003448 Date

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

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