

Foreclosure Search

It is often said that one man's misfortune is another's opportunity. Use the Realist Foreclosure Activity Search to find such opportunities!

Please note that foreclosure services are a Realist option and are not available in all locales. Please check with your MLS to determine if they are part of your Realist solution.

Within Realist, foreclosure activity is divided into three stages: Pre-foreclosure, Auction, and Bank Owned. A simple view of using each stage suggests searching pre-foreclosure to identify short sale opportunities, search 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:

County:

Realist's most recent recording date for this county is 06/07/2005

Zip: (optional)

Foreclosure Stage:

Folio Number:

Case Number:

Lein Type:

House Number:

Pre-Direction:

Street Name:

Street Suffix:

Unit Number:

Post-Direction:

City:

Subdivision:

Auction Date: to (ex: 01-01-2004)

Posted Date: to

Recording Date: to

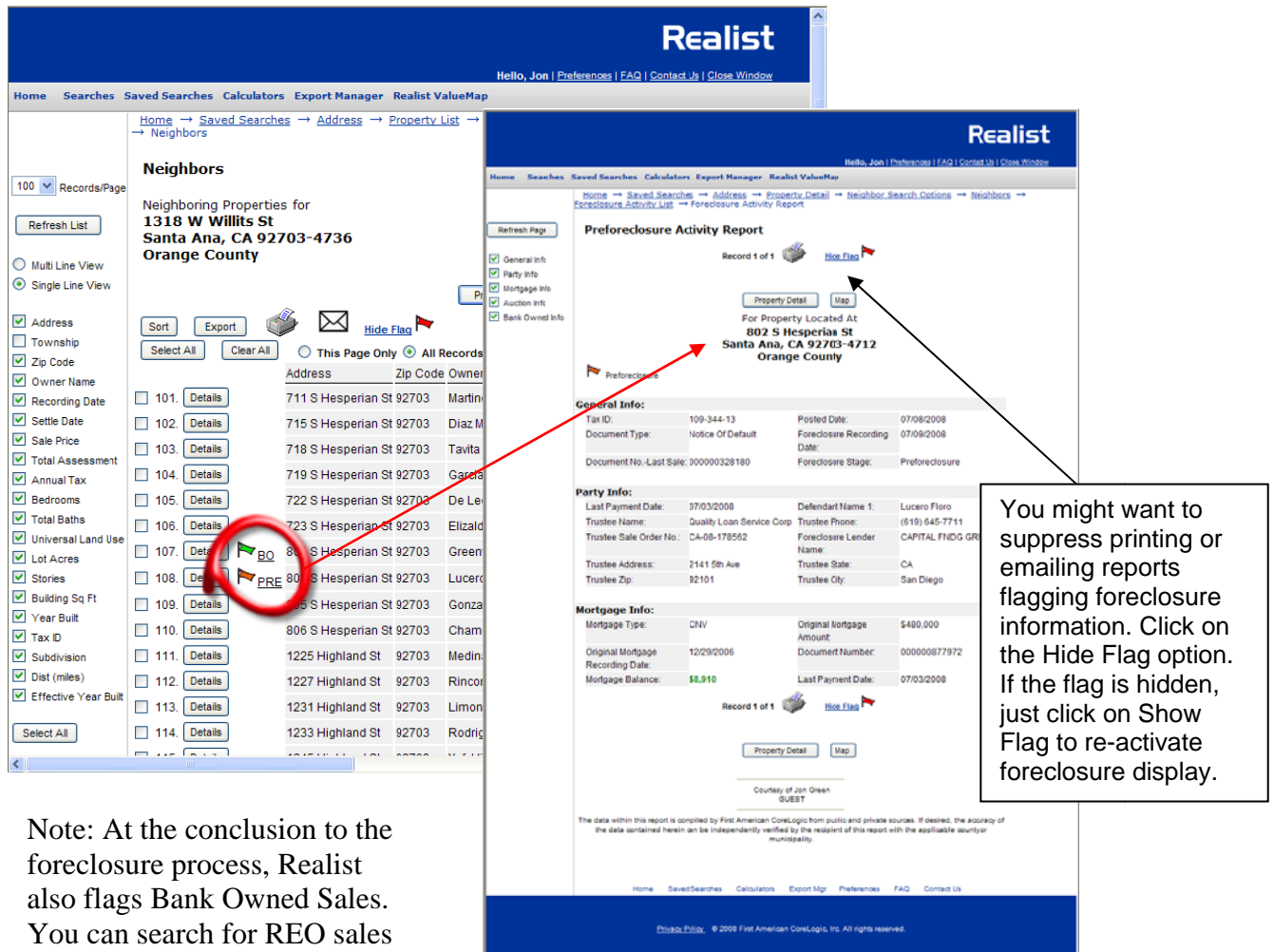
Search by Foreclosure Stage to target those homes in pre-foreclosure status, those scheduled for auction, or those which are bank-owned as a by product of foreclosure.

Each search must select a specific county, but you can narrow the search to specific zip codes, streets or subdivisions.

Foreclosure Reports

Each Realist property report flags the presence of a pre-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.

Foreclosures through Realist are categorized in three basic stages -- Pre-foreclosure (PRE), Auction (AUC), and Bank Owned (BO) – which are flagged on one and multi-line property lists. One click on the flag like those pictured below and Realist will immediately display a detailed foreclosure report.



Neighbors
Neighboring Properties for
**1318 W Willits St
Santa Ana, CA 92703-4736
Orange County**

Address	Zip Code	Owner
101. 711 S Hesperian St 92703	92703	Martin
102. 715 S Hesperian St 92703	92703	Diaz M
103. 718 S Hesperian St 92703	92703	Tavita
104. 719 S Hesperian St 92703	92703	Garcia
105. 722 S Hesperian St 92703	92703	De Le
106. 723 S Hesperian St 92703	92703	Elizald
107. 802 S Hesperian St 92703	92703	Green
108. 802 S Hesperian St 92703	92703	Lucero
109. 805 S Hesperian St 92703	92703	Gonza
110. 806 S Hesperian St 92703	92703	Cham
111. 1225 Highland St 92703	92703	Medin
112. 1227 Highland St 92703	92703	Rincor
113. 1231 Highland St 92703	92703	Limon
114. 1233 Highland St 92703	92703	Rodrig

Preforeclosure Activity Report
Record 1 of 1

For Property Located At:
**802 S Hesperia St
Santa Ana, CA 92703-4712
Orange County**

General Info:
Tax ID: 109-344-13 | Posted Date: 07/08/2008
Document Type: Notice Of Default | Foreclosure Recording Date: 07/09/2008
Document No.-Last Sale: 00000328180 | Foreclosure Stage: Preforeclosure

Party Info:
Last Payment Date: 07/03/2008 | Defendant Name 1: Lucero Floro
Trustee Name: Quality Loan Service Corp | Trustee Phone: (619) 645-7711
Trustee Sale Order No.: CA-06-178562 | Foreclosure Lender Name: CAPITAL FNDG GR

Mortgage Info:
Mortgage Type: CNV | Original Mortgage Amount: \$480,000
Original Mortgage Recording Date: 10/29/2006 | Document Number: 000000877972
Mortgage Balance: \$8,910 | Last Payment Date: 07/03/2008

Note: At the conclusion to the foreclosure process, Realist also flags Bank Owned Sales. You can search for REO sales using the Distressed Sale field available in General Query and Comparable Searches.

You might want to suppress printing or emailing reports flagging foreclosure information. Click on the Hide Flag option. If the flag is hidden, just click on Show Flag to re-activate foreclosure display.

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Neighborhood Profiles

Instantly develop a snapshot of a property's neighborhood to share with prospective buyers.

Please check with your MLS to determine your level of services for Neighborhood data.

Step 1: Select the sections and content you wish to include in a report, and then click Submit.

Neighborhood Profile Options

Select from the following for your Neighborhood Profile Options.

Demographic Data
 Include

School Data
 Include

Low Grade: Kindergarten
High Grade: 12th
School Type: Both
Distance: 2 miles

Business Data
 Include

Distance: 1 mile

ARTS
ASSOCIATIONS/ORGANIZATIONS
BANKING
CHILD CARE

Crime Data
 Include

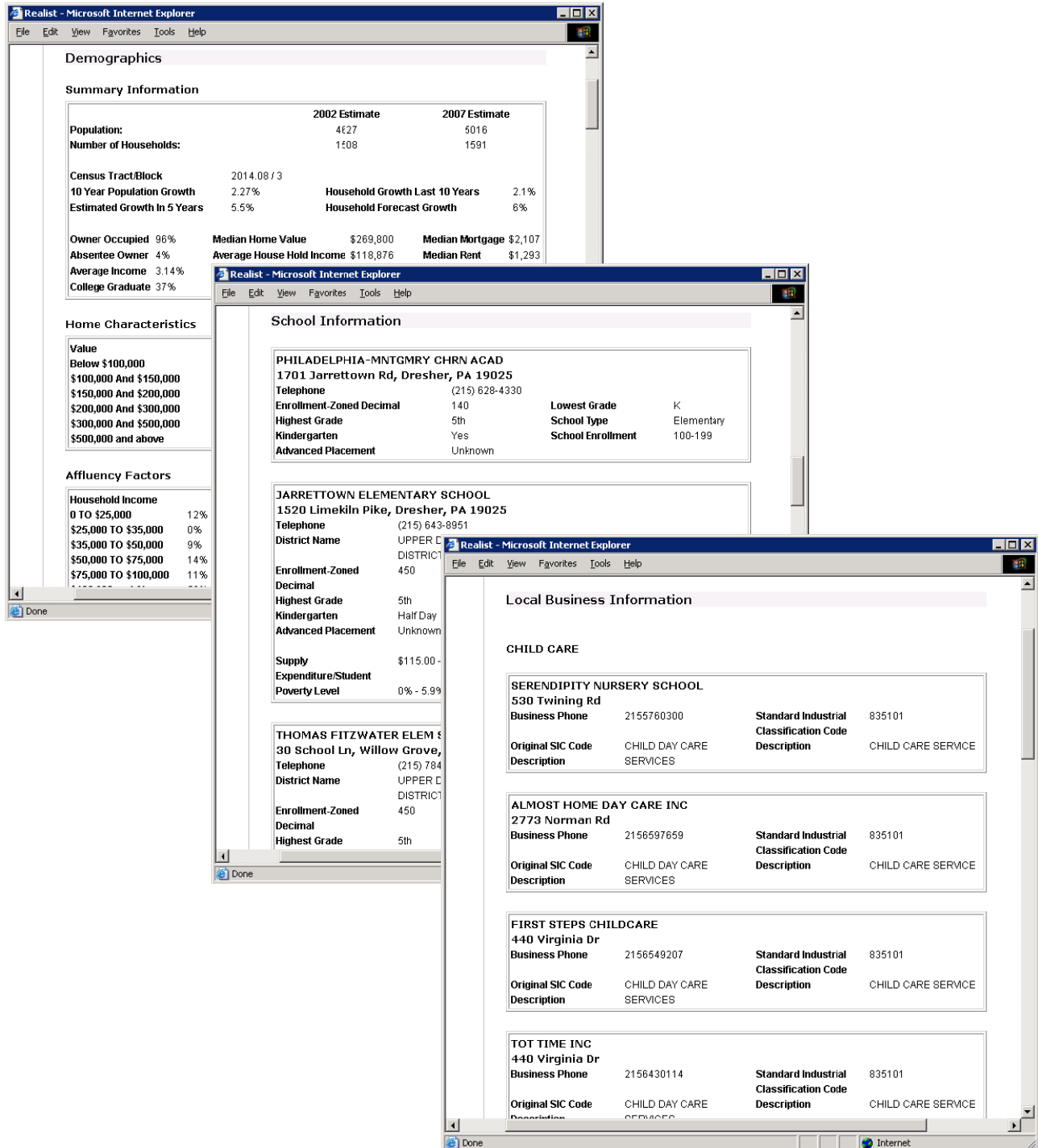
FAIRFAX COUNTY PD CHIEF OF POLICE
HERNDON CHIEF OF POLICE
VIENNA CHIEF OF POLICE
FALLS CHURCH CHIEF OF POLICE

Submit

At your discretion, Neighborhood Profiles can include demographics, school information, local business information, and crime data.

Select multiple business types by pressing the control key and clicking simultaneously.

Step 2: View, print or email your report.



The screenshot displays the Realist software interface, which is divided into several sections:

- Demographics - Summary Information:**

	2002 Estimate	2007 Estimate
Population:	4627	5016
Number of Households:	1508	1591
Census Tract/Block	2014.08 / 3	
10 Year Population Growth	2.27%	Household Growth Last 10 Years 2.1%
Estimated Growth In 5 Years	5.5%	Household Forecast Growth 6%
Owner Occupied 96%	Median Home Value \$269,800	Median Mortgage \$2,107
Absentee Owner 4%	Average House Hold Income \$118,876	Median Rent \$1,293
Average Income 3.14%		
College Graduate 37%		
- Home Characteristics:**

Value
Below \$100,000
\$100,000 And \$150,000
\$150,000 And \$200,000
\$200,000 And \$300,000
\$300,000 And \$500,000
\$500,000 and above
- Affluency Factors:**


Household Income	
0 TO \$25,000	12%
\$25,000 TO \$35,000	0%
\$35,000 TO \$50,000	9%
\$50,000 TO \$75,000	14%
\$75,000 TO \$100,000	11%
- School Information:**
 - PHILADELPHIA-MNTGMRY CHRN ACAD**
1701 Jarrettown Rd, Dresher, PA 19025
Telephone (215) 628-4330
Enrollment-Zoned Decimal 140
Highest Grade 5th
Kindergarten Yes
Advanced Placement Unknown
Lowest Grade K
School Type Elementary
School Enrollment 100-199
 - JARRETTOWN ELEMENTARY SCHOOL**
1520 Limekiln Pike, Dresher, PA 19025
Telephone (215) 643-8951
District Name UPPER D
Enrollment-Zoned Decimal 450
Highest Grade 5th
Kindergarten Half Day
Advanced Placement Unknown
Supply Expenditure/Student \$115.00-
Poverty Level 0% - 5.9%
 - THOMAS FITZWATER ELEM S**
30 School Ln, Willow Grove,
Telephone (215) 784
District Name UPPER D
Enrollment-Zoned Decimal 450
Highest Grade 5th
- Local Business Information - CHILD CARE:**
 - SERENDIPITY NURSERY SCHOOL**
530 Twining Rd
Business Phone 2155760300
Standard Industrial Classification Code 835101
Original SIC Code CHILD DAY CARE
Description SERVICES CHILD CARE SERVICE
 - ALMOST HOME DAY CARE INC**
2773 Norman Rd
Business Phone 2156597659
Standard Industrial Classification Code 835101
Original SIC Code CHILD DAY CARE
Description SERVICES CHILD CARE SERVICE
 - FIRST STEPS CHILDCARE**
440 Virginia Dr
Business Phone 2156549207
Standard Industrial Classification Code 835101
Original SIC Code CHILD DAY CARE
Description SERVICES CHILD CARE SERVICE
 - TOT TIME INC**
440 Virginia Dr
Business Phone 2156430114
Standard Industrial Classification Code 835101
Original SIC Code CHILD DAY CARE
Description SERVICES CHILD CARE SERVICE

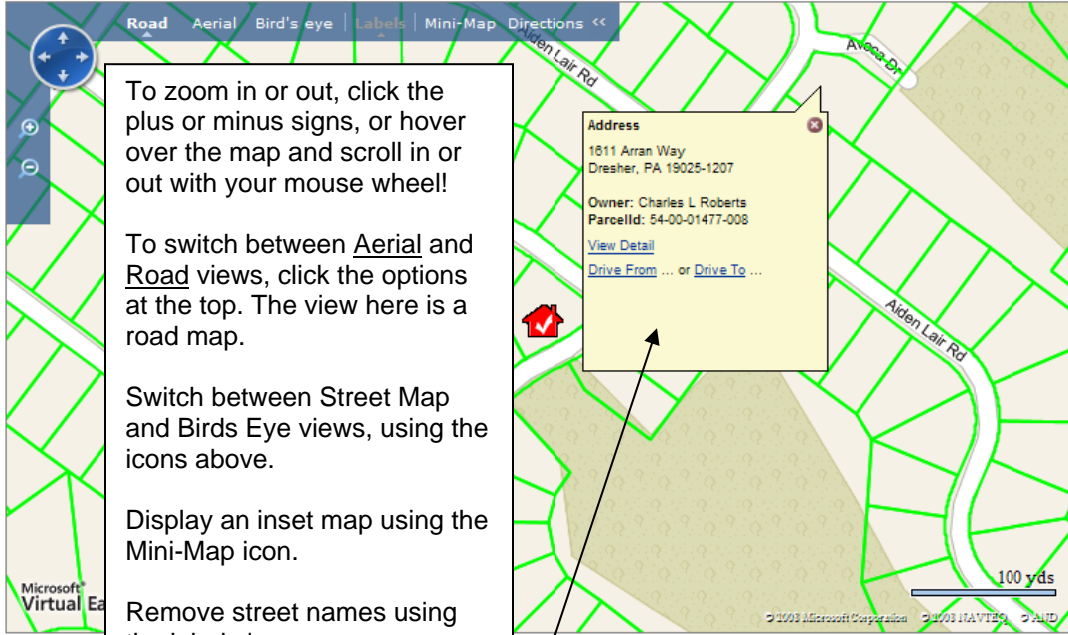
Realist Map Views

Realist Maps offer Map and Birds Eye views. Map views support street, aerial and parcel layers. Aerial and parcel views vary from county to county and are not always available for all multiple listing organizations. Please check with your MLS to determine your level of services. A Map View is pictured below and Birds Eye images are discussed on the following page.

Realist Map for Property Located At
1570 Arran Way
Dresher, PA 19025-1238
Upper Dublin Twp - Montgomery County

Road
Aerial
Bird's eye
Labels
Mini-Map
Directions <<



To zoom in or out, click the plus or minus signs, or hover over the map and scroll in or out with your mouse wheel!

To switch between Aerial and Road views, click the options at the top. The view here is a road map.

Switch between Street Map and Birds Eye views, using the icons above.

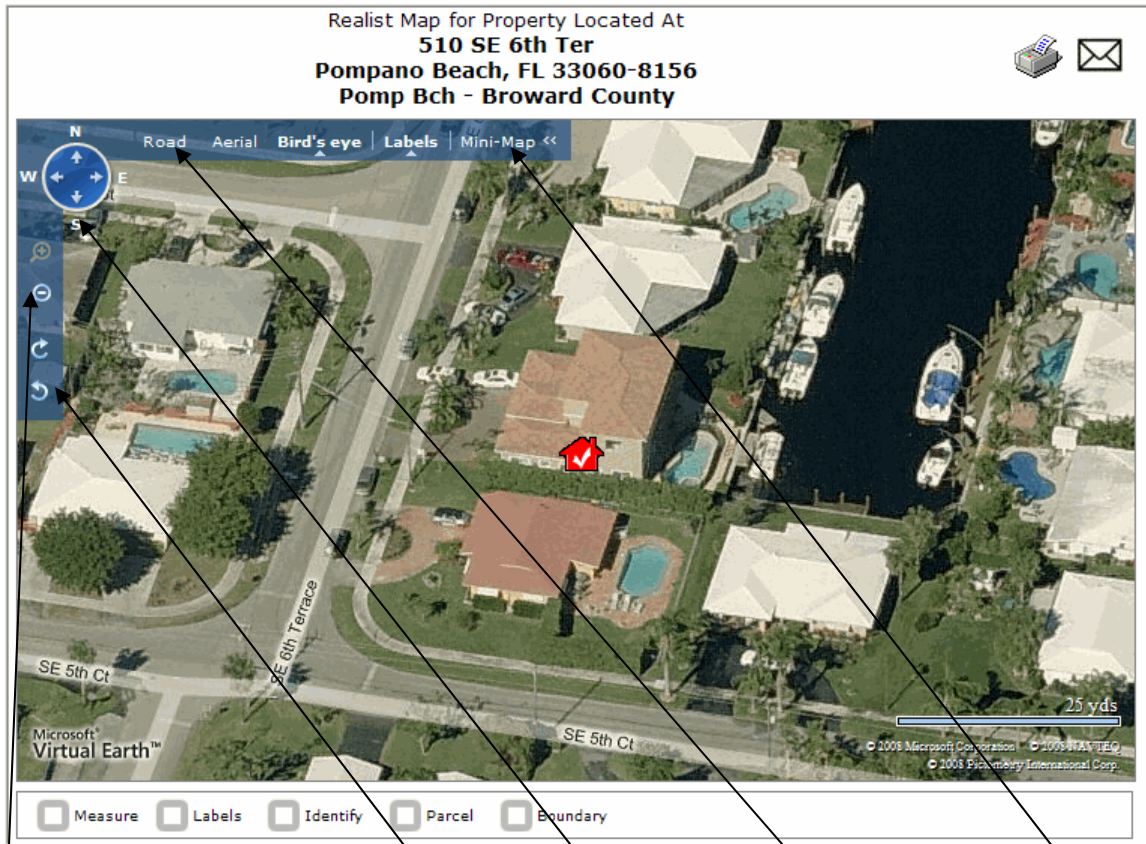
Display an inset map using the Mini-Map icon.

Remove street names using the labels icon.

Microsoft Virtual Earth
© 2008 Microsoft Corporation © 2008 NAVTEQ © AHD

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|--|---|--|---|--|
| <p>The <u>Measure</u> feature enables you to measure the length of any line segment, as well as to determine the interior area of any shape.</p> | <p>The <u>Labels</u> feature enables you to display many property attributes on the map. This sample map shows sales prices of each property sold in the past year.</p> | <p>Click on <u>Identify</u> to click on a parcel and show thumbnail property data overlaying the map. From the thumbnail, click <u>View Detail</u> to see the property detail report or <u>Directions</u> to plot a driving route to or from the property.</p> | <p>When the Realist Map initially loads the street and aerial layers will appear.</p> <p>Click <u>Parcel</u> to add that lot lines to the Realist Map.</p> <p>Note that display aerial images may not be available at the most detailed the zoom levels and that parcels are not available at too large a zoom level.</p> | <p>The <u>Boundary</u> feature enables you to overlay zip code, city and county lines.</p> |
|--|---|--|---|--|

A Birds Eye image enables you to view a property from a new slant, so to speak! These high resolution images are available in numerous metro areas and enable you to select north, south, east and west perspectives on a property.



Click the plus or minus sign to zoom in or out on the Birds Eye image.

Birds Eye only supports two zoom levels.

To rotate a Birds Eye image through the points of a compass, click on the perspective from which you wish to see the home.

You may also use the clockwise and counter-clockwise rotating arrows underneath the zoom controls.

Click Road Map View to return to a standard map where you can use the Measure, Label, Identify and Parcel features.

Click Mini Map to display an inset map that will shade the area you are searching and lay it over a larger zoom level.