

How to Locate Sellers (and Buyers)



- **Recorder of Deeds Office**
- **Real Estate Tax Assessor's Office**
- **If the owner is a business entity** – check the Secretary of State Business Registration division. They will have the business owner name, address and phone number.
- **If the owner is an individual** – check Whitepages.com or 411.com free online directories.
Whitepages.com Premium, Intelius.com – paid services
- **Social Media Profiles (Facebook, LinkedIn)**
- **Court/Lawsuit Records** – most homeowners in distress have lawsuits or pending judgments (i.e. credit card companies, car loans.) Creditors have probably the most up to date information on their debtors.
- **Tenants and Neighbors** – walk around and talk to the neighbors or tenants, if the property is occupied. Someone will know where the owner is or/and how to get hold of him/her.
- **Google**
- **Skip Tracing Service** – Credit companies, Accurint.com, TransUnion.com (TLO)