



LAURA ALAMERY

REAL ESTATE INVESTING MENTOR



# BANKRUPTCY PROPERTIES

## How to Buy Properties in Bankruptcy Court

[www.lauraalamery.com](http://www.lauraalamery.com)

# Tools Needed

- PACER
- Property Appraiser's Office
- Foreclosure Docket
- Tool for Valuation

# PACER

- Public Access to Court Electronic Records
- Schedule A (Property owned)
- Schedule D (Secured liens)
- Statement of Intentions – tells us what the debtor wants to do with the property (surrender or retain it)

Federal Courthouse (BK clerk's office) -> Free PACER terminals

# Property Appraiser's Office

- Title owner of property (hope to see the debtor not a bank)
- Property taxes
- Assessed value – Assessed value is usually low. Zillow value is usually high. Average out.

# Foreclosure Docket

- Status of foreclosure (if any)
- Important timelines – foreclosure and bankruptcy



# Valuation Tools

- MLS
- Zillow
- Redfin
- Average out – Zillow + Assessed Value per Tax Assessor

# What Bankruptcy properties are best?

- “Under Water Property”
  - ✓ Worthless to the trustee



# Why BK trustee talks to you?

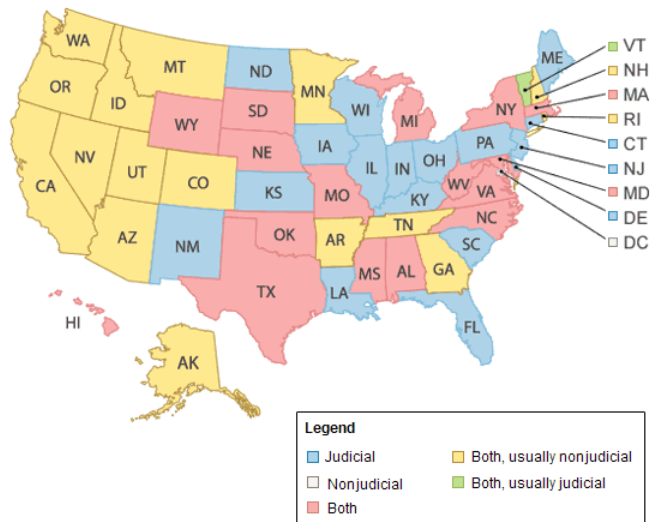
- Liquidate Assets
- Trustee makes 11% of the money collected
- Liability





# Process of Getting Property in BK Court

- **Foreclosure**
  - ✓ Non-Judicial (fast process)
  - ✓ Judicial (6 months to 5 years)



# Process of Getting Property in BK Court

- You look for Judgment in the foreclosure docket.
- Buy it pre-Judgment and prior to 341 Creditors' Meeting.
  - Contact BK Trustee
  - Decision will be made at the 341 Meeting.
- Chapter 7 Bankruptcy (Liquidation) – best for this strategy.

# How to Contact the BK Trustee

- Google “Chapter 7 Trustee”
- Contact and ask to be added to their lists of auctions (Private and Public)
- Send a letter and email

Dear .....,

I am an investor and I am interested in buying surrendered Chapter 7 property. I understand how the bankruptcy process works.

# How to Bid on Property?

- Bid prior to 341 Meeting
- Rule of Thumb - \$5k or less for Trustee's Deed
- Persistent – Send email, letter and follow up with call

Dear .....,

I would like to bid on the property at ..... Case# .....

Please contact me at your earliest convenience.