

Due Diligence

Tools You Need

Property Appraiser's Office

Foreclosure Docket

Tools for Valuation

PACER Knowledge and Access

Property Appraiser

Title Owner of Property

Property Taxes

Assessed Values

Foreclosure Docket

Status of Foreclosure (if any)

Or

Notice of Default (in Non-Judicial State)

Valuation Tools

Zillow
Comps

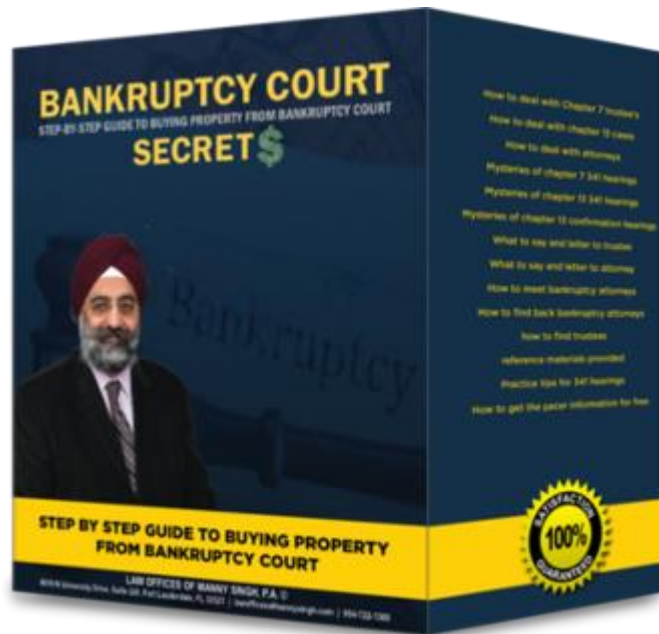
PACER

Public Access to Court Electronic Records
(PACER)

Schedule A

Schedule D

Statement of Intentions



Understanding the Documents

PETITION CASE STUDY

Pull Out Petition Now

Find the Following

Real Property(ies) Owned

Liens Attached to Real Property(ies)

Surrendered or Retained

Gross Monthly Income

ANSWERS

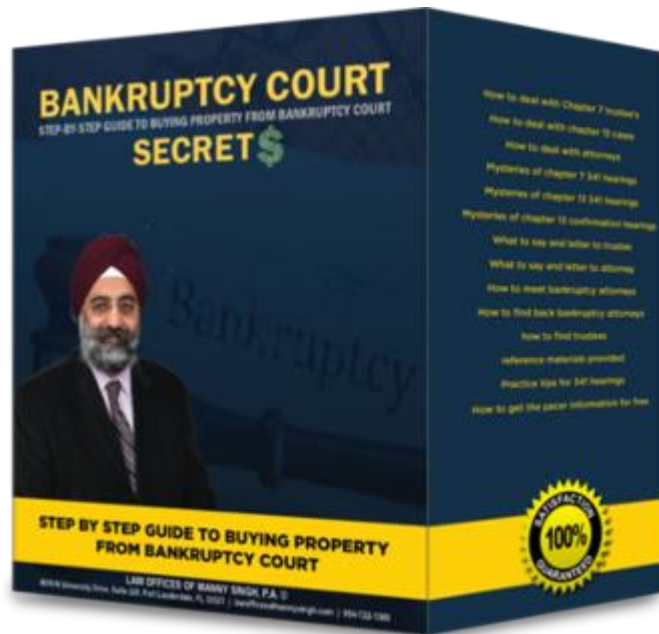
What is Left for the Rest of the Course?

Finding Trustees

Reaching out to Trustees

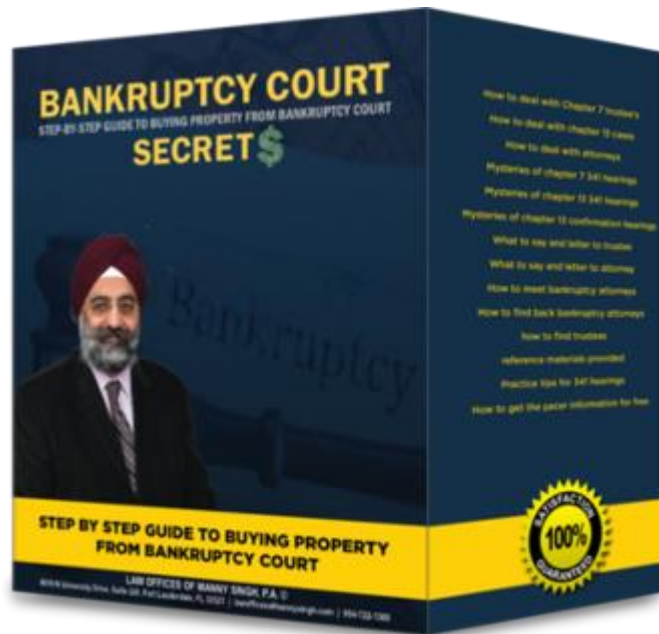
Bidding on Property

California Considerations



Finding Trustees

LET'S FIND BANKRUPTCY TRUSTEES IN YOUR AREA



Reaching Out to Trustees

The following is a sample letter that you can send to the trustee

Subject Line: "We Buy Bankruptcy Assets" (get creative, use an attention grabber)

(Date)

Dear (Mr./Mrs. Trustee's Last Name):

I am a cash buyer of property, real or personal, and have a particular interest in _____.

Let me know if I need to contact someone on your team so that I can be notified when an opportunity arises, or if this email is sufficient.

I also buy property that is underwater and the debtor is surrendering.

If the trustee's office does not sell the assets directly but utilizes a service or website, would you be so kind to advise me so that I may contact them directly.

Please do not hesitate to call or email me if you have any further questions.

Best regards,

(Your signature)

(Print your name)

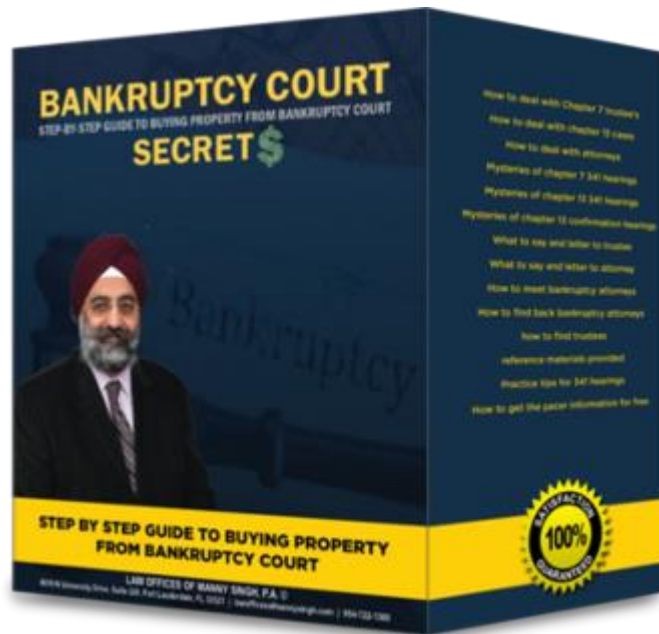
(Your phone number)

(Your email address)

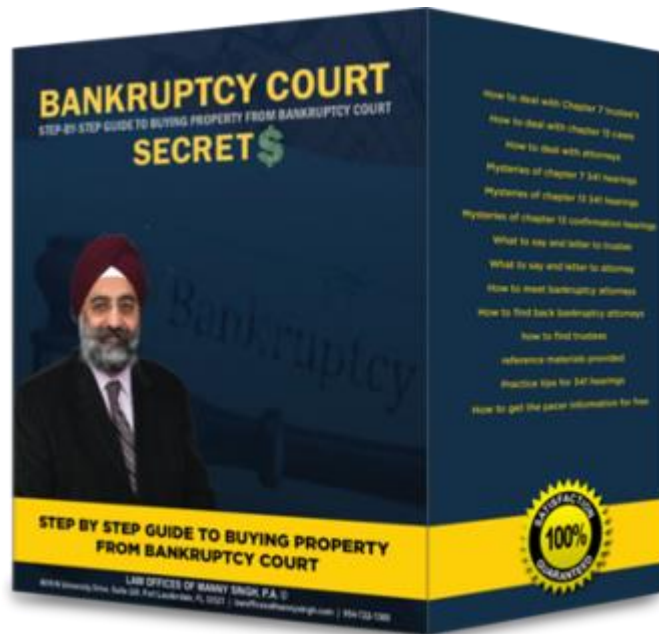
(Your address)

(Find the **Federal Court locations** for
the areas we are speaking in)

**LET'S TAKE A LOOK AT THE WEBSITE
OF THESE JURISDICTIONS**



BIDDING ON A PROPERTY



HOW MANY PAGES IS THE NORMAL CONTRACT HERE?

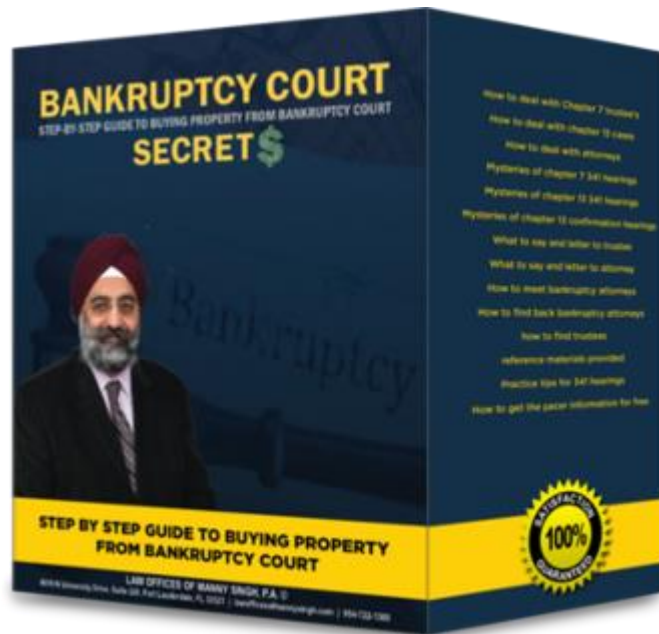
The Hardest Part

Dear Trustee,

I would like to bid \$XX,XXX on the property located at _____ under case #XX-XXXX.

Sincerely,

Awesome Investor



Want to Learn Another Way to Source Property?

Clark County NV



FOR SALE

ANY PRICE

0+ BEDS

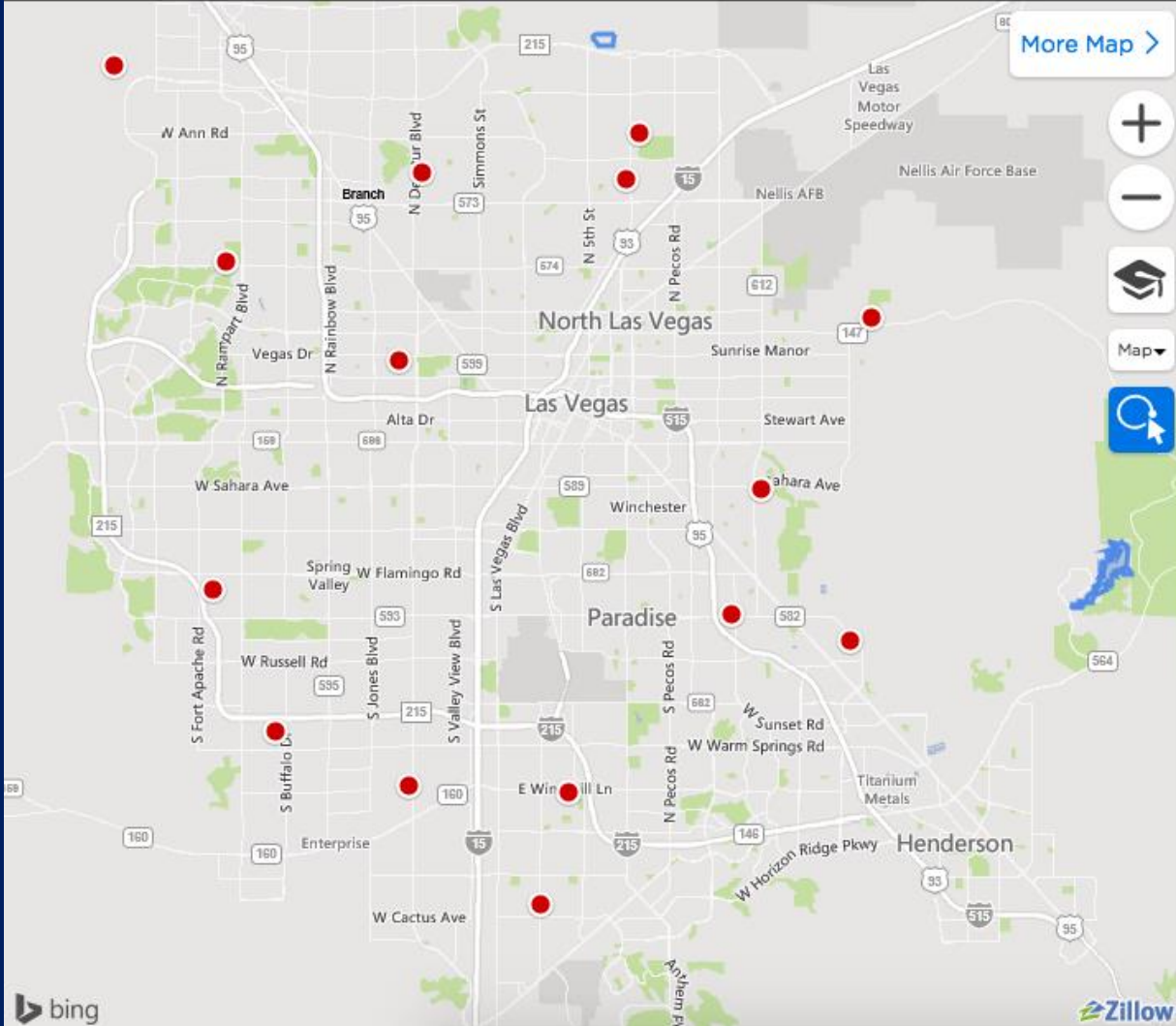
HOME TYPE

MORE

SAVE SEARCH

SAVED HOMES (0)

Only showing 500 homes. Zoom in, or use filters to narrow your search.



More Map >



Map



Sponsored

The New Southwest

Mountain's Edge Community

[Learn More...](#)

Clark County NV Real Estate

15 homes for sale.

[Homes for You](#)

[Newest](#)

[Cheapest](#)

[More](#)

18 photos

HOUSE FOR SALE
\$199,900 4 bds . 3 ba . 2,415 sqft
 ~\$10,000 (Oct 10) • 2209 Dawn Lily Ct, North La...
 Elegant Properties, LLC

18 photos

HOUSE FOR SALE
\$199,900 3 bds . 1.75 ba . 1,639 sqft
 ~\$15,000 (Oct 10) • 863 Teal Ave, Las Vegas, NV
 Elegant Properties, LLC

21 photos

HOUSE FOR SALE
\$178,000 4 bds . 3 ba . 1,847 sqft
 78 days on Zillow • 6782 Frances Celia Ave, Las V...
 Elegant Properties, LLC

4 photos

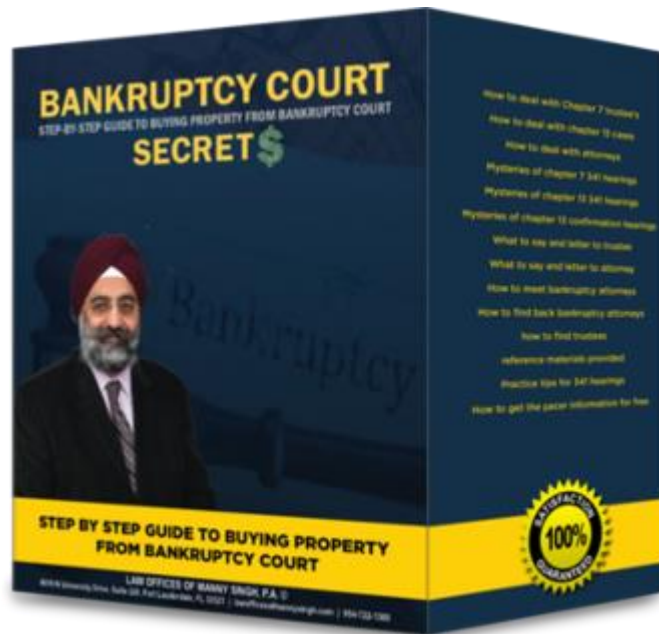
HOUSE FOR SALE
\$145,000 3 bds . 2 ba . 1,492 sqft
 178 days on Zillow • 4605 W La Madre Way, North...
 Elegant Properties, LLC

4 photos

3 photos

FORECLOSURES

(Let's Look at Local Ones)



Other Considerations

**NOT ALL TRUSTEES WILL SELL
PROPERTY**

**LOOK TO SEE WHERE TRUSTEES LIST
PROPERTY**

CONSIDER BEING A LISTING AGENT FOR TRUSTEES

*(If you do become a listing agent you will
not be able to buy the property yourself)*

**CHASE THESE LISTING BECAUSE
THEY ARE OFTEN SOLD AT
DISCOUNT PRICES**