



Foreclosure Search User Guide

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Index

The Foreclosure Screen –	Page 3
Foreclosure Searches –	Page 5
Search by Filing Date –	Page 5
Search by Judgment Date –	Page 6
Search by Subdivision –	Page 7
Search by Property Use –	Page 7
Search by Map –	Page 8
Search Results –	Page 10
Foreclosure Data on the Tax Record –	Page 13

The Foreclosure Search Screen

In the IMAPP tax data and mapping program, the option to search for foreclosures can be located in the upper right hand portion of the search screen. Locate the third tab to the left, titled “Foreclosure Search”. Left click on this tab and the Foreclosure Search screen will display (see figure 1).

Figure 1

Foreclosure Search Tab

Search Field	Search Type	Search Value
<input checked="" type="radio"/> and <input type="radio"/> or Case Number	Starts With	
<input checked="" type="radio"/> and <input type="radio"/> or Parcel ID #	Starts With	
<input checked="" type="radio"/> and <input type="radio"/> or Property Address	Contains	
<input checked="" type="radio"/> and <input type="radio"/> or Property Zip Code	Starts With	
<input checked="" type="radio"/> and <input type="radio"/> or Subdivision (input)	Contains	
<input checked="" type="radio"/> and <input type="radio"/> or Judgment Sale Date	Greater Than or Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or Judgment Amount	Greater Than or Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or Loan Amount	Greater Than	
<input checked="" type="radio"/> and <input type="radio"/> or Filing Date	Greater Than or Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or Property Use Code	Equal To	

For additional search fields, select the search name from one of the search field select lists.

Search Area: Search Extents:

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The foreclosure search screen is divided into three different columns:

- A Search Field column to select the type of fields to search from the database.
- A Search Type column to further define search parameters.
- A Search Value column where the actual criteria can be either manually entered or selected from a pick list.

In the Search Field column there are 10 defaulted search fields displayed. These fields represent the most commonly used search criteria.

The fields available are:

- Case Number – the case number assigned to the foreclosure
- Parcel ID #
- Property Address
- Property Zip Code
- Subdivision
- Judgment Sale Date – the date on which the foreclosed property will go to auction
- Judgment Amount – the amount determined by the court judgment
- Loan Amount – the original loan amount for the mortgage related to the foreclosure
- Filing Date – The recording date of the filed Lis Pendens
- Property Use Code – A pick list of the State Use, or Department of Revenue, codes assigned to each parcel

In addition to the default list of search fields, to the right of any field in the Search Field column there is a drop down arrow. The drop down will display other fields from the tax record or foreclosure data to choose from in order to customize a search (figure 2).

Figure 2

Search Field	Search Type	Search Value
Case Number	Starts With	
Attorney Name	Starts With	
Building Area	Contains	
Case Number	Starts With	
Defendant	Starts With	
Filing Date	Contains	
Judgment Amount	Greater Than or Equal To	
Judgment Sale Date	Greater Than or Equal To	
Loan Type	Greater Than or Equal To	
Loan Rate	Greater Than or Equal To	
Loan Amount	Greater Than or Equal To	

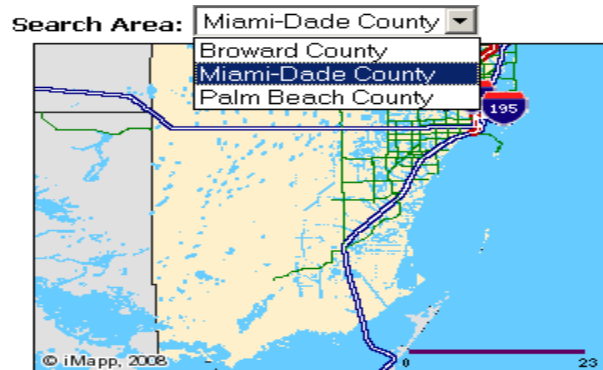
Additional fields in the drop down list include:

- Attorney Name
- Defendant
- Plaintiff

Foreclosure Searches

The first step before you begin a search is to select the Search Area. The Search Area drop down list is located in the bottom left hand corner of the Foreclosure Search screen. Simply select the county in which you will perform the search (see figure 3).

Figure 3



Once you have determined the type of search you wish to conduct, locate the appropriate Search Field, select a Search Type and then enter a Search Value.

For example, a search for foreclosures by Filing Date with a specific starting date can be formatted as follows:

- Locate the Search Field for "Filing Date"
- In the Search Type column, select "Greater than or equal to".
- In the Search Value column, manually enter the date or pick a date from the Calendar option. The format for dates in the IMAPP system is either MM/DD/YYYY or YYYY-MM-DD.

Figure 4 illustrates how to create a search using the Filing Date field.

Figure 4

A screenshot of a web application interface for "Search Foreclosures". At the top, there are three tabs: "Tax Search", "MLS Search", and "Foreclosure Search" (which is active). To the right of the tabs is a link "My Saved Searches" with a dropdown arrow. Below the tabs is a form titled "Search Foreclosures". The form has three columns: "Search Field", "Search Type", and "Search Value". The first row has "Filing Date" in the Search Field, "Greater Than or Equal To" in the Search Type, and "05/01/2008" in the Search Value. Below this row are three more rows, each with a radio button and the word "and" or "or" to the left. The second row has "Parcel ID #", "Starts With", and an empty field. The third row has "Property Address", "Contains", and an empty field. The fourth row has "Property Zip Code", "Starts With", and an empty field.

A search can also be formatted to locate properties that are scheduled for auction. The field that can be used for this type of search is called “Judgment Sale Date”.

A search for properties by this criteria can be set up as follows:

- Locate the Search Field for “Judgment Sale Date”
- In the Search Type column, select “Greater than or equal to”.
- In the Search Value column, manually enter the date or pick a date from the Calendar option.

Figure 5 illustrates how to create search using the Judgment Sale Date field.

Figure 5

The screenshot shows a web interface with three tabs: 'Tax Search', 'MLS Search', and 'Foreclosure Search'. The 'Foreclosure Search' tab is active. Below the tabs is a form titled 'Search Foreclosures'. The form has three columns: 'Search Field', 'Search Type', and 'Search Value'. The first row has 'Judgment Sale Date' in the Search Field, 'Greater Than or Equal To' in the Search Type, and '06/01/2008' in the Search Value. Below this row are two more rows, each with a radio button and the text 'and' or 'or'. The second row has 'Parcel ID #' in the Search Field, 'Starts With' in the Search Type, and an empty Search Value field. The third row has 'Property Address' in the Search Field, 'Contains' in the Search Type, and an empty Search Value field.

Foreclosure searches can be refined to target specific areas or even specific types of property.

For example, a search can be limited to display foreclosure data based on results located in a city, zip code or subdivision.

An example might be to view recently filed foreclosures within a specific subdivision. The formatting for this type of search would be as follows:

- Locate the Search Field for Subdivision (input)
- Select a Search Type in the next column. “Contains” is the default selection, but if the search is to be limited to just one unit or section of a subdivision, “Equal To” would be the preferred search type.
- Manually enter the subdivision name in the Search Value field.
- Enter in the preferred Judgment Sale Date or File Date parameters as outlined in the previous section.

Figure 6 illustrates how to create this type of search.

Figure 6

The screenshot shows a web interface with three tabs: 'Tax Search', 'MLS Search', and 'Foreclosure Search'. The 'Foreclosure Search' tab is active. Below the tabs is a form titled 'Search Foreclosures'. The form contains a table with three columns: 'Search Field', 'Search Type', and 'Search Value'. There are four rows of search criteria, each with radio buttons for 'and' and 'or' on the left. The first row has 'Subdivision (input)' as the field, 'Equal To' as the type, and 'Scott Lake Manor Sec 7' as the value. The second row has 'Filing Date' as the field, 'Greater Than or Equal To' as the type, and '05/01/2008' as the value. The third row has 'Property Address' as the field, 'Contains' as the type, and an empty value field. The fourth row has 'Property Zip Code' as the field, 'Starts With' as the type, and an empty value field.

Search Field	Search Type	Search Value
Subdivision (input)	Equal To	Scott Lake Manor Sec 7
Filing Date	Greater Than or Equal To	05/01/2008
Property Address	Contains	
Property Zip Code	Starts With	

In the case of searching foreclosure data based on a specific property type, the search field to use would be “Property Use”.

To illustrate, in the example displayed in figure 5, if the search were to be further limited to include only results for improved properties designated as single family dwellings, the following would need to be formatted:

- Locate the Search Field for “Property Use”
- Select the Search Type as “Equal To”
- In the Search Value field, locate the drop down arrow to the far right of the field. Left click on the drop down, and a pick list of property use codes will appear. View the list, and select the appropriately desired. In this example, the selection would be for “01- SINGLE FAMILY HOME”.

Figure 7 demonstrates how to format this search

Figure 7

The screenshot shows the same web interface as Figure 6, but with the 'Property Use Code' field selected. The 'Search Value' for 'Property Use Code' is now '01 - SINGLE FAMILY HOME', which is shown in a dropdown menu. The other search criteria remain the same: 'Subdivision (input)' with 'Contains', 'Filing Date' with 'Greater Than or Equal To', and 'Property Zip Code' with 'Starts With'.

Search Field	Search Type	Search Value
Subdivision (input)	Contains	Scott Lake Manor Sec 7
Filing Date	Greater Than or Equal To	05/01/2008
Property Use Code	Equal To	01 - SINGLE FAMILY HOME
Property Zip Code	Starts With	

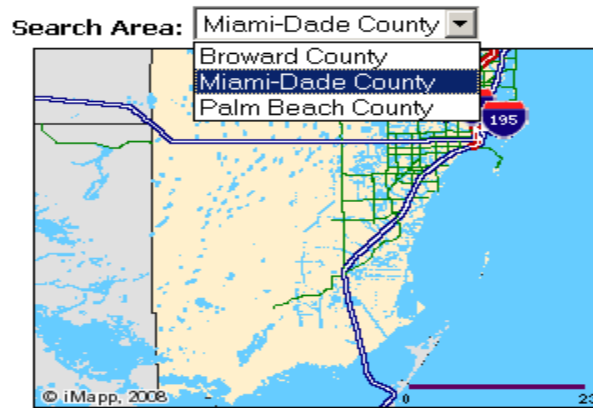
It is important to note that this type of search is based on the State Use, or Department of Revenue codes to format the results. The property use designation in the database is not based on zoning information.

In addition to using the Search Fields, there is also a Search Map option.

The Search Map is located in the lower left hand corner of the Foreclosure Search page (see figure 1).

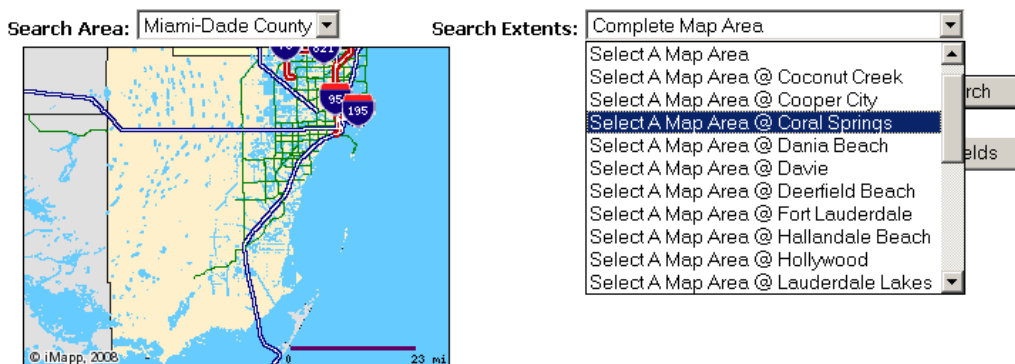
After locating the Search Map, directly above the map is an option to select a Search Area from a drop down list. Left click on the drop down list, and then select the map for the county in which the search is to be conducted (see figure 8).

Figure 8



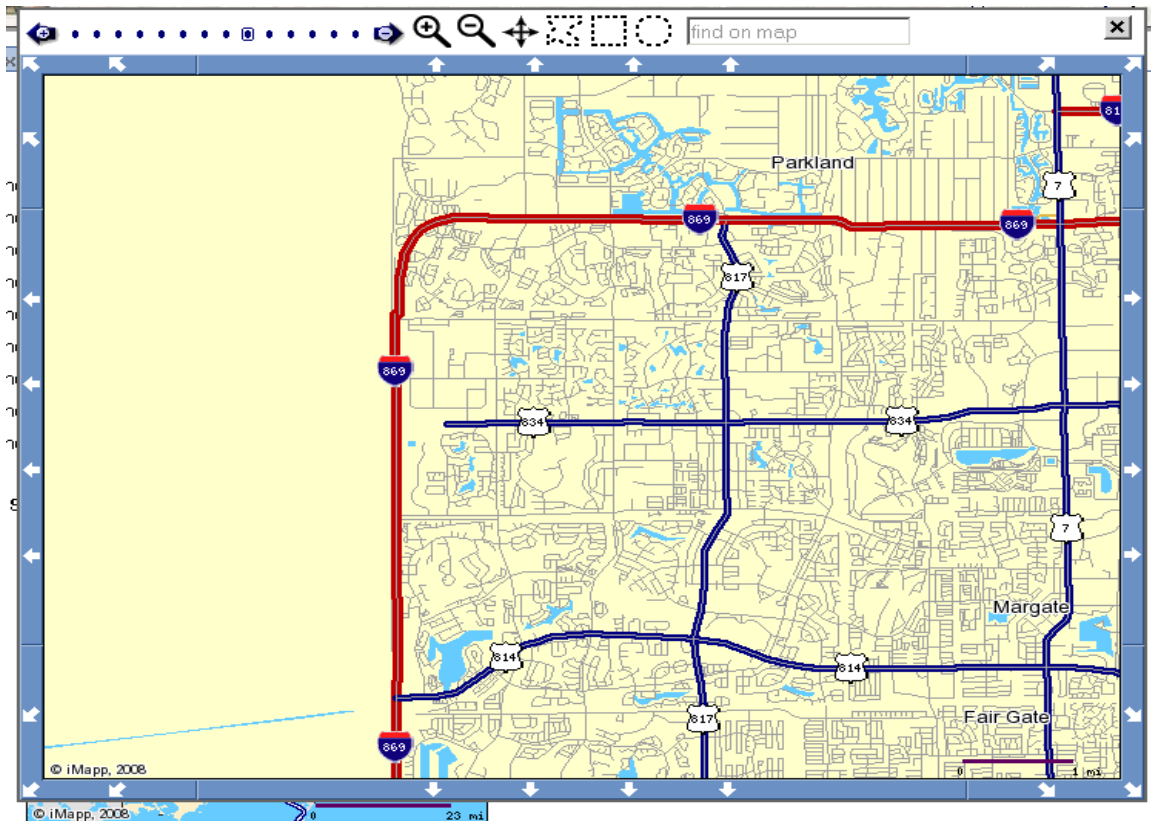
After selecting the desired county, to the right locate the Search Extents drop down list. From the list, select the area in the county in which to target the search (Figure 9).

Figure 9



Once the Search Extent has been selected, the view of the Search Map will expand and display a map of the selected area (figure 10).

Figure 10



At the top of the map are tools that can be used to interact with the map:




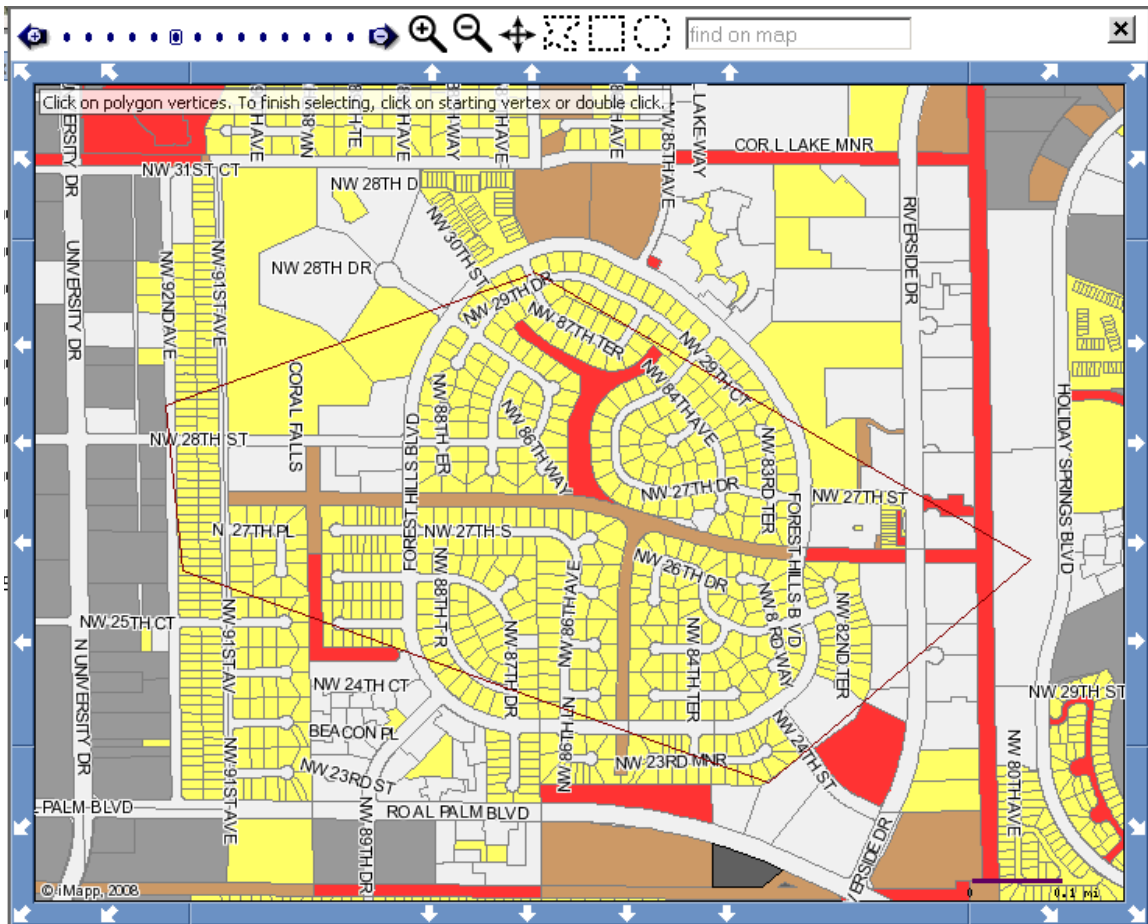
-  These tools, after selecting one by left clicking, will direct the system to either zoom in to or zoom out of a map view. Simply left click on the desired option, move your cursor over the map, then left click on a center point and the map will zoom in or out around that center point.
-  These radio buttons will also allow you to zoom in or out of a map view around the map center. Left click on one of the displayed radio buttons to adjust the scale of your map.
-  After selecting a map scale, choose a shape by left clicking on it, and then use your mouse to draw that shape on the map to define your search area.

Figure 11 displays a map that has been adjusted to a desired scale, and has been formatted to select the polygon shape to draw on the map to define the search area.

Figure 11



Once the desired area and scale has been selected, and the chosen shape has been completely drawn on the map, the system will redisplay the Foreclosure Search page. At this point, criteria can be entered to define which type of foreclosure data to display in the results.

Search Results

After a search has been formatted, the results will display in a browse, or spreadsheet view.

On the results page, data that can be viewed includes:

- Case Number
- File Date
- County
- Parcel ID
- Property Address
- Judgment Amount (if determined)
- Sale Date (the judgment sale date, if determined)
- Plaintiff Name
- Defendant Name
- Attorney Name

Figure 12 represents a view of a search result. Note that any result that has MLS activity associated with it will display a flag indicating such.

Figure 12

Southeast Florida MLS - IMAPP
Browsing Search Results 1 - 18 of 18 results

new search | search results | help

Browsing Search Results 1 - 18 of 18 results

Results 1-18 | Results Not Sorted | show 100/page | show all results

Select All On This Page | Unselect All On This Page

1.	Case #	08-17966CA	File Date	06/12/2008	County:	Miami-Dade	Parcel ID:	0131230370050
	Address:	1255 NW 45 ST, Miami, FL 33023						
	Equity:	(\$114,977.52)	Judgment Amount:	\$0.00	Sale Date:		Sale Result:	Not Yet Recorded
	Plaintiff:	US BANK	Attorney:	ANNE CRUZ-ALVAREZ	Defendants:	ANDREA SINCLAIR 1255 NW 45 ST MIAMI, FL 33144		
2.	Case #	08-0700761CA	File Date	12/28/2008	County:	Miami-Dade	Parcel ID:	0032400
	Address:	641 TAMiami BLVD, CITY OF MIAMI, FL 33144						
	Equity:	(\$158,366.15)	Judgment Amount:	\$164,548.61	Sale Date:		Sale Result:	Not Yet Recorded
	Plaintiff:	CHASE HOME FINANCE	Attorney:	MARSHALL WATSON	Defendants:			
3.	Case #	08-05451CA	File Date	10/25/2008	County:	Miami-Dade	Parcel ID:	0341170053700
	Address:	35 SEVILLA AVE, CORAL GABLES, FL 33134						
	Equity:	(\$898,523.52)	Judgment Amount:	\$0.00	Sale Date:		Sale Result:	Not Yet Recorded
	Plaintiff:	SUNTRUST MTG INC	Attorney:	MARSHALL WATSON	Defendants:	NORMA MONTESINOS 35 SEVILLA AVE CORAL GABLES, FL 33134		
4.	Case #	08-25121CA	File Date	06/06/2008	County:	Miami-Dade	Parcel ID:	0430020240640
	Address:	1560-90 W 46 ST 241, HIALEAH, FL 33012						
	Equity:	\$9,220.00	Judgment Amount:	\$0.00	Sale Date:		Sale Result:	Not Yet Recorded
	Plaintiff:	NATIONSTAR MORTGAGE	Attorney:	DANIEL CONSUEGRA	Defendants:	LAZARO MARTINEZ 1560 W 46 ST #241 HIALEAH, FL 33012		
5.	Case #	08-26509CA	File Date	12/28/2008	County:	Miami-Dade	Parcel ID:	1079030270980
	Address:	4144 NE 30 ST, HOMESTEAD, FL 33033						
	Equity:	\$9.00	Judgment Amount:	\$255,616.00	Sale Date:	05/28/2008	Sale Result:	Not Yet Recorded
	Plaintiff:	GREENPOINT MORT FUNDING INC	Attorney:	DAVID J STERN	Defendants:	branden dempsey 4144 NE 30 ST HOMESTEAD, FL 33033		

MLS Listing Activity flags


Browse Results
Spreadsheet
View On Map
Download Results
Create Mail Labels
Refine This Search
Save This Search
Print This Page

Left clicking on any of the MLS icons in the spreadsheet view will display the listing information associated with the property in the IMAPP database (figure 13 on the next page).

Figure 13

Southeast Florida MLS - IMAPP
 MLS Listing Details - 1255 NW 45TH ST, MIAMI, FL 33142-7977

new search | search results | help



Listing Overview			
MLS # H844914	Status Active		
Listing Type RE1	Area 31		
1255 NW 45 ST			
MIAMI, FL 33142			
County DADE	Tax ID 01-31-23-037-0050		
Listing Date 2008-04-11	Listing Price \$90,000		

- MLS Listing Info
- Combined MLS/Tax
- Property Tax
- Find Comparables
- Census Demographics
- E-Mail This Page
- Print This Page

Previous Listings

- H844914[A]
- H825298[C]
- H815740[X]
- H784553[CS]

Show Report Sections

- Photo
- Property
- Building
- Notes
- Listing Details

Residential - Property			
Zoning	57/GENER	Lot Description	Water
Subdivision	NORTH MIAMI ESTS	Approx Lot Size	Sewer
Development Name		Lot Size	50X 100
Legal Description			0 sf
Waterfront		View	

Residential - Building					
Year Built:	1940 RS	Total Area:	0 sf	Living Area	0 sf
Style	R30	Bedrooms	2	Type of Heat	
Garage	DET	Full Baths	1	Half Baths	0
Construction					
Floors		Dining Room			
Int Features					
Ext Features					
Appliances					

After viewing the results, there will be a menu to the right that can be used to:

- View the location of the search results on a map
- Download the results into an Excel spreadsheet
- Create mailing labels to send to the owners
- Refine the search to add other search criteria
- Save the search to the database for viewing at a later time
- Print out the search results

Figure 14 shows the menu displayed on the Search Results page.

Figure 14

- Browse Results
 - Spreadsheet
 - View On Map
- Download Results
- Create Mail Labels
- Refine This Search
- Save This Search
- Print This Page

Foreclosure Data on the Tax Record

After performing a foreclosure search and viewing the results, there is an option to view the tax record and map for a specific result.

On the search results page, locate the Parcel ID field (figure 15).

Figure 15

6.	Case # 08-02719CA	File Date	10/17/2008	County:	Miami-Dade	Parcel ID: 1079290131290
<input checked="" type="checkbox"/>	Address: No Address Listed, HOMESTEAD, FL 33035					
	Equity: (\$177,008.79)	Judgment Amount: \$0.00	Sale Date:	Sale Result:	Not Yet Recorded	
	Plaintiff: LASALLE BANK NA	Attorney: FLORIDA DEFAULT LAW GROUP PL	Defendants: RICARDO BENDANA	2752 SE 16 AVE 129 HOMESTEAD, FL 33035		

Left click on the hyperlinked Parcel ID number, and the system will navigate to the tax record and parcel map for that result (figure 16).

Figure 16

Property Information

Parcel ID # 1079290131290

Property Type: Residential
Property Address:
2752 SE 16TH AVE # 129
HOMESTEAD , FL 33035-2533

Land Use:
0400/CONDOMINIUM

Land Areas:
Subdivision:
SHOMA TOWNHOMES AT KEYS COVE CONDO
Sec: 29 **Twn:** 57 **Rng:** 39
Legal Description:
SHOMA TOWNHOMES AT KEYS COVE CONDO UNIT 129 BLDG 19 UNDIV 1/398 INT IN COMMON ELEMENTS OFF REC 23513-0988 COC 25061-0213 25894-4146 1006 1

Current Owner
RICARDO BENDANA & BENDANA JHOAN
2752 SE 16TH AVE # 129
HOMESTEAD , FL 33035-2533

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Residential	Agricultural	Government	Water
Commercial	Industrial	Other	Condo

Active
 Sold
 Pending
 Withdrawn
 Expired

Property Tax

Small Map
 Large Map

Find Comparables

Census Demographics

E-Mail This Page

Print This Page

Map Settings

Parcel/Property Type ▼

Custom Map Layers

select map area

measure

pan map

identify

save map: [S](#) | [M](#) | [L](#) | [XL](#)

Show Report Sections

Map

Property Value

Sales

Building Information

Documents

Foreclosures

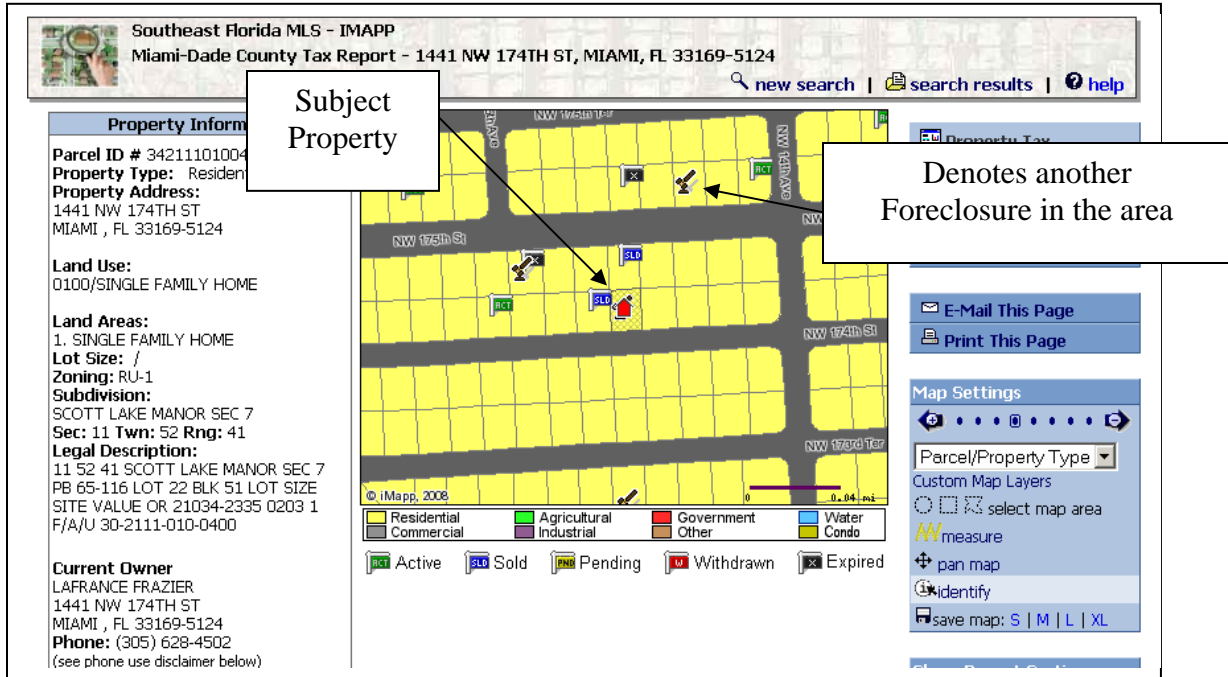
Flood Zone Info

FORECLOSURES

Plaintiff LASALLE BANK NA Attorney: FLORIDA DEFAULT LAW GROUP PL Phone: (813) 251-4766	Defendant RICARDO BENDANA 2752 SE 16 AVE 129 HOMESTEAD, FL 33035	Judgment Amount: \$0 Sale Result: Not Yet Recorded	Date: Equity: (\$177,008.79)
Mortgages:			
Amount	\$174,400	Rate	7.625%
Balance	\$178,802	Date	\$1,164 on
		Type	Balloon
		Other or not specified	\$0 on
		Book/Page	25061 / 215

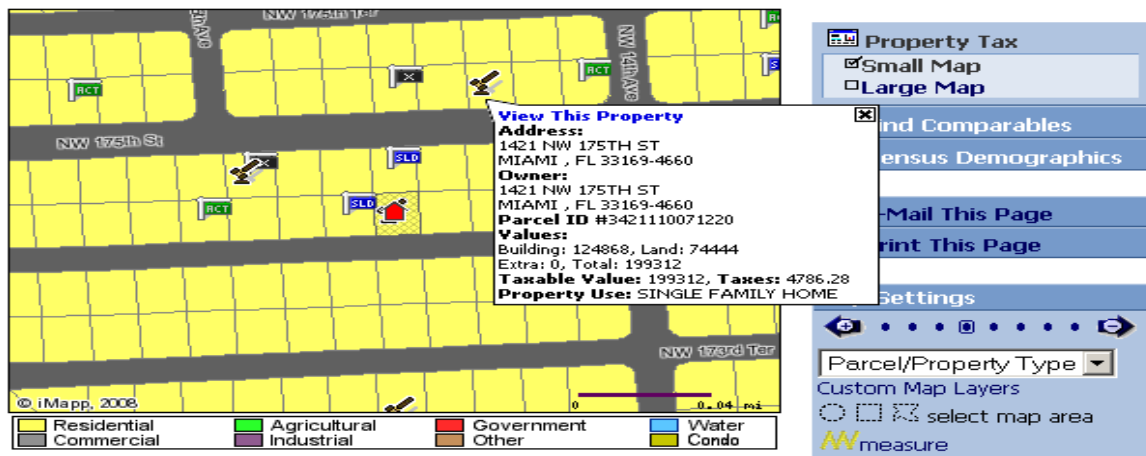
Once the tax record and map displays, any other property in that view on which a lis pendens has been filed will display as such by locating the symbol on the map in the shape of a gavel (figure 17).

Figure 17



To view details on another foreclosure property in the tax record map view, left click on the property on the map. After the Summary Detail balloon appears, look for the View this Property option. Left click on View this Property, and the system will navigate to the tax record and foreclosure detail view for that property (figure 17).

Figure 17



For more information on Tax or MLS searches in the IMAPP system, locate the general User Guide located at the bottom of any of the displayed pages in the system. Left click on User Guide and a document window will appear that can be viewed or printed out (figure 18).

Figure 18

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 User Guide | For support, e-mail support@imapp.com or call toll free 888-462-7701

Telephone numbers may appear on the FTC/FCC national do not call registry. Callers must check telephone numbers against the registry before making sales calls.
Fines for failure to comply may reach \$11,000. See <http://telemarketing.donotcall.gov> for details.

For more assistance, contact us by email at:

support@imapp.com

Or, call us toll free at:

(888) 462-7701.

Technical Support service hours are Monday through Friday, from 8:00 AM to 5:00 PM Eastern time.