

## **FORECLOSURE IMMERSION PLUS** **LOS ANGELES COUNTY**

The popularity of the one-day FORECLOSURE IMMERSION PLUS workshop in Los Angeles County has been very satisfying. Working hands-on in a number of governmental research facilities and attending multiple trustees' sales has given past participants an outstanding introduction to a vast amount of necessary information about foreclosures.

The suggestion has been made that additional emphasis should be placed on the research of defaulted properties scheduled at the time of the workshop at the Recorder's Office. If more time were allowed in this workshop to grasp the broader picture of the process successful investors use to buy their properties, each student would have sufficient time to understand and digest each well-documented step necessary for the purchase of a high-equity property.

For this reason, students attending the new TWO DAY LOS ANGELES COUNTY FORECLOSURE IMMERSION PLUS workshop can be assured of gathering all necessary information at ALL offices (wherever located within the county).

Students will seek and record foreclosure-related information available in the Recorder's, Assessor's, Tax-Collector's offices, County Law Library, Internal Revenue Services and Bankruptcy Court as well as attend simultaneous Trustee's Sales during the two days of this new workshop. Nothing vital to the student's success will be omitted.

The first day will begin at 9:00 am in downtown Los Angeles at the entrance to the county building at 225 North Hill Street, where we will look at critical title data at the Assessor's Office followed by a check on real property tax delinquencies at the Tax Collector's Office. We will then visit the United States Bankruptcy Court to gather valuable information about the equity in our chosen properties followed by a visit to the Internal Revenue Service to discuss the redemptive rights of the IRS. In the afternoon of the first day, we will start our research at the Los Angeles County Recorder's Office in Norwalk on properties going to sale the next day. The day will end at 4:30 pm.

The second day will start at 9:00 am at the County Recorder's Office and then proceed to the scheduled Trustees' Sales. This will be followed by a visit to the Law Library and a return to the Recorder's Office to

complete our research. In-depth research of at least three assigned defaulted properties will be completed at the Recorder's Office by 1:30 pm, the end of the second day.

Here are the places at which we will do our research...



## LOS ANGELES COUNTY

- Recorder's Office  
12400 E. Imperial Hwy  
Norwalk
- Trustees' Sales  
12720 Norwalk Blvd.  
Norwalk
- County Law Library  
12720 Norwalk Blvd.  
Norwalk
- Assessor's Office  
225 North Hill Street  
Los Angeles (Downtown)
- United States  
Bankruptcy Court  
300 North Los Angeles  
Los Angeles (Downtown)
- Internal Revenue Service  
300 North Los Angeles  
Los Angeles (Downtown)
- Tax Collector's Office  
225 North Hill Street  
Los Angeles (Downtown)  
Contact Warren about parking

You are invited to join us for this outstanding two-day adventure in foreclosures. Cost for both days of training is \$595 and includes six months of phone/fax/email support. An additional \$200 fee will be added if you should be the only attendee. This additional fee can be paid on the day of the workshop. Discounts are available for multiple enrollees. Warren Racine, a foreclosure buyer, licensed realtor, and columnist for The Daily Commerce will be your instructor. Because of the unusual amount of preparation, travel costs, and the three day commitment by Mr. Racine for this workshop, there will be a \$150 nonrefundable fee for cancellations not received 48 hours before the workshop. You can register online at [www.discoverforeclosures.com](http://www.discoverforeclosures.com). For answers to questions, call (800) 747-9949, or email [warrenracine@hotmail.com](mailto:warrenracine@hotmail.com).