

FORECLOSURE IMMERSION PLUS **SACRAMENTO COUNTY**

Sacramento County property owners have been unhappily surprised by the recent changes in property values. At the same time, new buyers have found it increasingly difficult qualifying to purchase properties and find that they need access to discounted properties. Properties in foreclosure are available to all buyers who know how to uncover equity.

Fortunately for buyers in Sacramento County, local government offices are available to help us identify title and debt accompanying foreclosure properties. The growing need for investors and live-in buyers to find properties within an affordable price range has made foreclosure properties purchased at the trustees' sales very attractive.

Students attending the new TWO DAY SACRAMENTO COUNTY FORECLOSURE IMMERSION PLUS workshop will be given the tools to uncover equity through research at government offices (wherever located within the county).

Students will seek and uncover foreclosure-related information available in the County Recorder's, Assessor's, Tax-Collector's offices, Law Library, and the United States Bankruptcy Court as well as attend 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 at the entrance to the Sacramento County Courthouse east entrance with a review of the foreclosure process. **We will attend the 9:30 am trustee's sale at the Sacramento County Courthouse. NEW!!! You will see how early warnings of substantial discounts in opening bid prices are now available!** We will then uncover the grant deeds of the defaulted owners in the Assessor's Office and check on real property tax delinquencies at the Tax Collector's Office in the same building. We then will research our chosen properties at the Sacramento County Recorder's Office.

We then will return to the Recorder's Office to continue our title and debt research of our chosen properties followed by a visit to the United States Bankruptcy Court to gather valuable information about the equity in those properties until that office closes at 4:00 pm.

**** NEW ****

This is an important new addition to this hands-on workshop! The second day will start at 9:00 am at the entrance to the county building followed by a visit to three or four of the local foreclosure properties. This is a hands-on foreclosure workshop! We will then visit the Sacramento County Law Library to review several important foreclosure codes and then return to the Recorder's Office to complete our research of at least four defaulted properties. The second day will end at 2:30 pm.

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



SACRAMENTO COUNTY

(All offices are in Sacramento)

- Assessor's Office
3701 Power Inn Road
- Trustees' Sales
Sacramento Cty. Courthouse
720 9th Street
- County Law Library
813 6th Street
- Recorder's Office
600 8th Street
- United States
Bankruptcy Court
501 I Street (3rd Floor)
- Tax Collector's Office
700 H Street (1st floor)

You will need all day parking on both days. Park in all day lot near the Recorder's Office

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/email support following the foreclosure workshop. An additional \$245 fee will be added if you should be the only attendee (as consulting time is included). Discounts are available for multiple enrollees. Warren Racine, a foreclosure buyer, licensed realtor, and ten-year columnist for *The Daily Commerce* will be your instructor. You will find that enrolling online is easy at www.discoverforeclosures.com. For additional payment options, please [Contact Us](#).

When questions arise, you are invited to contact Warren Racine at:

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