

title talk

We Know Title. We Know Real Estate. We Know California.

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Liens & Other Matters That Exist on Title AFTER a Foreclosure Sale

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If you buy a property at a foreclosure auction, Title insurance typically isn't offered at the time of the purchase at the court house steps. Due to this, the new owner will not know what will show on the Title records when they want to sell or refinance the property. The following are some liens and other matters that a Title Insurance Company will usually not remove from the Title due to the foreclosure.

A. Items that a Title Insurance Company will **NOT** remove from the report due to a foreclosure:

1. Property Taxes
2. Senior Liens
3. HOA Liens if the foreclosing lien is not a 1st mortgage.
4. Federal Taxes (IRS has a 120 day redemption period)
5. Mechanic's liens that have priority
6. Quiet Title Action due to fraud
7. City Governmental liens (sewer, trash, abatement)
8. Federal judgment liens.
9. Bankruptcies (If no evidence of the Automatic Stay lifted)
10. Easements, Agreements and CC&R's.

If you need assistance with a transaction after a foreclosure has taken place, please contact your California Title representative to review the Title.

