

HOW TO FIND OUT WHETHER A HOUSE IS IN FORECLOSURE

1. Get the address of the rental property. If it is not in the rental ad, call and get it. Or better yet, set up an appointment to look at the house. That way you will be sure the address you are given is accurate.
2. Go to the **Clark County Assessor** [<http://www.clarkcountynv.gov/assessor>] website.
3. In the left-hand column, click on "Property Records."
4. Under "Search/Real Property Records," click on "Address."
5. Enter the address of the property you want to search and click "Submit" to see a listing with the exact address. (When you enter the address, the house number, street name, and street type are entered on separate lines. If you do not know what town the rental is in, leave it unspecified.)
6. Click on the "parcel number" to the right of the address you are looking for. Write down the parcel number – you will need it. (The assessor's information displayed lists the current owner of the property and the owner's mailing address. You may want to print this page for your reference.)
7. Go to the **Clark County Recorder** [<http://www.clarkcountynv.gov/recorder>] website.
8. In the left-hand column, click on "search records."
9. In the left-hand column, click on "Parcel #" and enter the parcel number that you wrote down into the search field. (You can choose to see all document types or, under "Category," select only foreclosure documents.) Click "search."

This will give you your search results and will show all documents that have been recorded against that particular parcel number. The documents that have been recorded most recently are listed last. This should show whether or not a *Notice of Default and Election to Sell* has been recorded (meaning that the homeowner is delinquent in the mortgage payments) and whether a *Notice of Trustee Sale* has been recorded (meaning that the home is going to be sold at auction). If these documents are not listed, you may want to check back on a weekly or monthly basis.

If you see something that might be a default, or you want more information, write down the instrument number and take it with you to the county recorder's office (Clark County Government Center, 500 S. Grand Central Parkway, second floor, Las Vegas, Nevada, 702/455-4336). The staff there can help you find what you are looking for.