

Property Data Resource Guide

Every FREE and Paid Database for Finding Distressed

William C. DeShon | Ohio Realtor #SAL0000356801 | 39 Years Experience | Wealth Horizons Academy

This guide contains every FREE and paid database available to find distressed properties — pre-foreclosures, REO, probate, bankruptcy, estate sales and more. Bookmarked and organized by property type.

SECTION 1: GOVERNMENT FREE DATABASES

Database	Property Type	URL	Update Frequency
HUD Home Store	FHA Foreclosures	hudhomestore.com	Daily
HomePath	Fannie Mae REO	homepath.fanniemae.com	Daily
HomeSteps	Freddie Mac REO	homesteps.com	Weekly
VA Foreclosures	VA Loan REO	ocwen.com/va	Weekly
USDA Properties	Rural REO	resales.usda.gov	Weekly
SBA Foreclosures	Business Loans	sba.gov/about-sba	Monthly

SECTION 2: COUNTY PUBLIC RECORDS — LIS PENDENS

Lis Pendens records are filed when a lender initiates foreclosure proceedings. These are public records available FREE at every county courthouse. This is the single most powerful source of pre-foreclosure leads available.

How to Access Lis Pendens by State

State	Where to Find	Search Terms	Update Frequency
Ohio	County Recorder website	Lis Pendens, Foreclosure	Weekly

Florida	Clerk of Courts website	Lis Pendens	Daily
California	County Recorder	Notice of Default (NOD)	Daily
Texas	County Clerk website	Notice of Sale	Monthly
New York	County Clerk eSystems	Lis Pendens	Weekly
Illinois	Recorder of Deeds	Lis Pendens	Weekly
Georgia	Superior Court Clerk	Lis Pendens, NED	Weekly
All States	[State].gov/recorder	Varies by county	Varies

William's Tip: "Set a weekly calendar reminder to pull fresh Lis Pendens from your top 3 target counties. The freshest leads — filed in the last 30 days — are the most motivated sellers."

SECTION 3: PROBATE & ESTATE SALE RECORDS

Probate records are filed when a person dies with assets. These are public court records — completely free to access — and represent some of the best opportunities in distressed property.

Resource	Access Method	Cost	Lead Quality
County Probate Court	In-person or online portal	FREE	Excellent
ProbateFinder.com	Online database	\$49/mo	Excellent
PACER.gov	Federal bankruptcies	FREE*	Good
Estate sale companies	estatesales.net	FREE	Good
EstateSales.org	Online listings	FREE	Good
Obituaries + address search	Local newspapers	FREE	Variable

SECTION 4: BANK REO ASSET MANAGEMENT COMPANIES

These companies manage REO properties on behalf of banks and lenders. Register with them to receive REO listings and BPO assignments — which lead directly to listings.

Company	Banks Served	Registration URL	Volume
Altisource	Multiple	agent.altisource.com	High

Carrington	Multiple	carringtonreo.com	Medium
Ocwen/PHH	Multiple	ocwen.com	High
ServiceLink	Multiple	svclnk.com	Medium
Clear Capital	Multiple	clearcapital.com	Medium
Equator	Multiple	equator.com	High
RES.NET	Multiple	res.net	Medium
Vendor Resource Mgmt	Multiple	vendorm.com	Low

SECTION 5: AUCTION & FORECLOSURE DATABASES

Platform	Property Type	URL	Cost
Auction.com	Bank/REO auctions	auction.com	FREE browse
Hubzu	REO & Short Sales	hubzu.com	FREE browse
Ten-X	Commercial REO	ten-x.com	FREE browse
Williams & Williams	Multi-type auctions	wre.com	FREE browse
BidSpotter	Estate auctions	bidspotter.com	FREE browse
eBay Real Estate	All types	ebay.com/real-estate	FREE browse

SECTION 6: PREMIUM PAID DATA SOLUTIONS

Once you are generating consistent income from distressed properties, these paid tools dramatically increase your efficiency and lead volume.

Tool	Best For	Cost	Key Feature
PropStream	All distressed types	\$99/mo	Skip tracing + list building + driving for dollars
BatchLeads	Pre-foreclosure lists	\$97/mo	SMS + phone + mail campaigns

ATTOM Data	Data API/bulk	Custom	Most comprehensive distressed data
RealtyTrac	Foreclosure tracking	\$49/mo	Largest foreclosure database
DealMachine	Driving for dollars	\$49/mo	AI property identification + mail
Privy	Investor data	\$99/mo	Off-market + distressed leads

SECTION 7: ATTORNEY & PROFESSIONAL REFERRAL NETWORK

Build relationships with these professionals and they will send you distressed property referrals automatically.

- Probate Attorneys — 3 in each target county
- Bankruptcy Attorneys — 2-3 in your market
- Divorce Attorneys — forced sale specialists
- Credit Counselors — working with people losing their homes
- Financial Advisors — clients with retirement and estate planning needs
- Estate Sale Companies — first to know when property sells

Outreach Template: "I specialize exclusively in distressed and estate property sales. I would love to be your go-to Realtor when your clients need to sell quickly. I offer a seamless experience and handle all the complexity so you can focus on your legal work."