

No Obligation Consultation Call 480-570-6739

Most Arizona property foreclosures are by Trustee's Sale, which is an out-of-court legal process defined by state laws. The process takes a minimum of 91 days from the first legal action, which is the recording of a Notice of Trustee's Sale, to the date of the actual sale by open public auction. Until the property is sold at public auction, the property owner has the ability to sell or refinance the property, because they are still the owner.

A property owner facing the foreclosure can sell the property. Ideally the sale will close escrow prior to the auction date.

The Notice of Trustee's Sale: The foreclosure process starts by the recording of a Notice of Trustee's Sale with the Office of the County Recorder. This Notice describes the property being sold, the date, time and place of the auction, the original borrowers, the lender, and the trustee. It also states the original principal balance of the loan.

The Notice of Trustee's Sale is published in the newspaper, posted at the county courthouse and on the property, and mailed to everyone with a recorded lien or interest in the property.

This all leads to why we are contacting you as the property owner. To let you know there is still time to prevent you from having a foreclosure on your record.

- Property Address:
- Trustee Sale Date:
- We have an alliance of Investors that purchase properties that the owner is faced with this difficult time. Yes, the Investors buy them as an investment, but at the same time we like to help the current property owner with a chance to prevent the foreclosure on their record.

If this matter has already been taken care of, that's great! Please disregard this letter.

We make fair and honest offers based on loan amount, condition of property, liens, legal action (probate, etc..) and market value.

- We Buy AS-IS, you do not need to do any repairs!
- We are experienced in difficult situations such as liens, judgements, death in the family (probate) and divorce.

Please visit our website and complete Questionnaire to get started
[Real Estate Consultant \(azrealestateconsultant.com\)](http://RealEstateConsultant.azrealestateconsultant.com)

Call us today and we will make arrangements to come to the property and do an evaluation and present an offer to you. There is no charge for us to do an evaluation and present an offer.

Contact us today
Richard 480-570-6739 DRE No: SA540550000

Email us at: helpinghandsrealtor@gmail.com