

RESEARCHING MORTGAGE FORECLOSURE CASES OVER THE INTERNET (Revised – April 2016)

A list of case numbers for properties scheduled for sale within a two week period is available in the Customer Service Center (Edgecomb Courthouse room 101) for a fee or you may view the list of case numbers online at www.hillsborough.realforeclose.com.

Obtaining the Parties' Name:

To begin your search you will need the name of the parties for each case. Using the Defendant's name will decrease your research time; however you will also need to know the Plaintiff's name for cross reference.

- 1) To research the case numbers, note the case numbers you wish to research.
- 2) Close the Sales List screen and select Back to return to the Home page.
- 3) From the Home page select "Online Services" next select "Hillsborough Online Viewing of Electronic Records (HOVER)" and then click "Case Search" on the top left hand corner.
- 4) The "Case" button will be the default.
- 5) Type in the Case Number using the format - XX-CA-XXXXXX - in the Case Number field and click the Submit button.
- 6) Write down or print the Defendant's and Plaintiff's Name.

Obtaining the Mortgage Foreclosure Final Judgment:

The Final Judgment may include the following information the judgment amount due, the property sale date, the legal description or the property address, and various other information.

- 1) From the Home page select "Online Services" next select "Online Searches" and then "Search Official Records".
- 2) Read the disclaimer and if you wish to continue click on "I Agree".
- 3) Click in the name field and type the name (last name first name). (No Commas).
- 4) Click "Search Records" and arrow or scroll down to view the selections.
- 5) Then select the parties you are researching. Please be mindful that the defendant could have multiple judgments. The Plaintiff's name will help you narrow your search.
- 6) Once a selection has been made verify the legal description, parties' names, and/or case number to ensure you are viewing the correct property.

7) You may view the document for the judgment amount due.

Obtaining the Property Address:

Once you have obtained the Defendant's name from the Clerk's website, proceed with the following:

- 1) Go to the Hillsborough County *Property Appraiser's website – www.hcpafl.org
- 2) It may also be accessed through our website under General Information>Other Agencies/Related Sites> Hillsborough County> Property Appraiser.
- 3) Go to the "Property Records Search" box.
- 4) Click in the "Owner Name" box and type in the name (last name first name) and click on "Search By Name"
- 5) Click on the name requested to view the property information. (Some Defendants may have multiple properties listed)

(*If you have any questions about the Property Appraisers website, please contact them directly.)

Note: If the information you are researching is not available on the Property Appraiser's website, you may view the court file in room 101 of the Edgecomb Courthouse to obtain the information.

This process is only a tool to aid in your research. If you are unsure or have questions regarding a final judgment or liens on a property you are encouraged to seek legal advice or contact a reputable title company.