



A Distressed Property is a residential property that is legally occupied and in the foreclosure process, that is, under a current:

- Notice of Default
- Notice of Trustee's sale
- Pending Tax Assessor's Lien Sale
- Foreclosed upon by the trustee
- Conveyed to the beneficiary/trustee

An Abandoned Property is a residential property that has become vacant or shows signs of vacancy. 'Signs of Vacancy' means a condition, or combination of conditions, that would lead a reasonable person to believe that the property is vacant. These conditions include but are not limited to:

- Overgrown and/or dead vegetation, dry brush, weeds;
- Accumulation of newspapers, circulars, flyers, notices and/or mail;
- Accumulation of trash, junk, building materials and/or debris;
- Discarded personal items, including but not limited to furniture, clothing, large and small appliances;
- The absence of window coverings such as curtains, blinds, and/or shutters;
- The absence of furnishings and/or personal items consistent with residential habitation; and
- Observations by neighbors, passersby, delivery agents, government employees or others that the property is vacant.