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There are often some times when you might not be able to pay your mortgage amount due to a number of reasons. Then often this situation leads to lender foreclosing the property. Thus all this leads to the procedure known as foreclosure.

In general a foreclosure process allows a lender or bank to get back the amount that is payable to them on an aberrant loan by the process of either selling or buying the ownership of the property that is sheltering the loan. The entire process of foreclosure begins whenever a borrower or owner fails to pay the loan payment and the lender files a complaint or notice on public board saying or detailing about the entire issue. This is known as notice of defaults in legal terms.

The entire process of foreclosure is subjected to get closed in four ways. Foremost way is that either the receiver or the owner can get the loan reinstated by paying off the pending amount that is owed during the grace period. This very grace period is determined by the state laws; this law is same during when the loan was taken out in. such a grace period is also known as pre-closure period.

Another method is that the property can be sold out to different party during the pre-closure period or the grace period. This selling of property will let the borrower or the owner to pay off the loan and avoid the process of foreclosure to stretch to certain more extent. If this process is avoided and terminated on time, then the bad strikes on his or her credit history can be eliminated.

One more method to avoid this situation is when the third party purchases the property in a public auction as soon as the pre foreclosure period ends. Such a method might put a question on your credit history and must be avoided to possible all limits.

The final way in which this process can be put to an end is the one that neither of the party wants that this should take place; in short it is the method in which the lender takes back the ownership of the property with the intention to re sale the property in a private bid or public auction process. Such foreclosure properties are readily available in the open markets. It is completely dependent on the lender that whether he wants to take the ownership through an agreement or a contract. This can be done either by take the ownership from the borrower during the pre foreclosure procedure or buying the property at the public auction.

This foreclosure process differs from state to state and from country to country. Thus, the homeowners must thoroughly start searching about them so that they are aware about their localities foreclosure law. This would detail them about each and every aspect of the law and make the entire process very easy for them. Theyâ€™ll be acquainted to the laws and then can take possible step to avoid the process and live happily with their property with them safe and secure.

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