

Foreclosure, Tax Sale, or Sheriff Sale: Unveiling Surplus Recovery Options with National Equity Agency

Surplus funds, also known as excess proceeds, are the remaining money from a foreclosure or tax sale after all debts and liens on the property have been paid.

CARMEL, INDIANA, UNITED STATES, June 23, 2024 /EINPresswire.com/ -- Facing a foreclosure, tax sale, or sheriff sale? There might be unclaimed funds available, even after the property is sold. This guide explores the potential for surplus funds and the role [National Equity Agency \(NEA\)](#) can play in recovering them.

What Are Surplus Funds?

Surplus funds, often referred to simply as "surplus," are the remaining funds generated from the sale of a foreclosed property when the auction price is higher than the total amount owed on the property. This surplus arises after satisfying all outstanding obligations, including the mortgage balance, taxes, liens, and any foreclosure-related expenses mandated by the court's final judgment. For example, if a property with a foreclosure judgment of \$200,000 sells at auction for \$225,000, the surplus funds would be \$25,000.

The Role of Surplus Funds in Foreclosure Sales

Surplus funds play a pivotal role in the foreclosure process by potentially providing financial relief to former homeowners. These funds are not automatically dispersed; homeowners must proactively claim them through specific legal procedures. NEA specializes in guiding homeowners through this process, ensuring they understand their entitlement and maximizing



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Our professional post-foreclosure recovery service is here to help homeowners retrieve any surplus funds that are rightfully owed to them following a foreclosure sale.

their recovery.

Who is eligible to claim surplus funds? Typically, the former homeowner of record at the time of foreclosure and any subordinate lienholders, such as second mortgage holders or judgment creditors, are eligible to claim surplus funds.

What is a Sheriff Sale? A Sheriff Sale is a public auction of property repossessed to satisfy an unpaid obligation, typically mortgage foreclosure or tax liens. During this sale, properties are sold to the highest bidder. If the sale price exceeds the debt owed, the excess proceeds, or surplus funds, may be available to the former property owner.

What is an Indiana Foreclosure? An

Indiana foreclosure is the legal process by which a lender seeks to recover the balance of a loan from a borrower who has stopped making payments. This is done by forcing the sale of the asset used as collateral for the loan, usually through a court-ordered public auction known as a Sheriff Sale. If the property sells for more than the owed amount, the surplus funds can be claimed by the former homeowner or their heirs.

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Alexander Muniz

Who is NEA? National Equity Agency (NEA) is an organization dedicated to assisting homeowners in recovering surplus funds from foreclosure and tax sales. The agency employs a team of experienced professionals who conduct thorough research, navigate legal processes, and ensure clients receive the funds they are entitled to.

Why is NEA calling me? National Equity Agency may contact homeowners to inform them about potential surplus funds recoverable from foreclosure or property sales. This outreach aims to assist individuals in reclaiming unclaimed funds.

Is NEA a scam? No, National Equity Agency is not a scam. It is a legitimate organization with a track record of helping homeowners recover surplus funds from foreclosure and tax sales. The



**NEED ASSISTANCE
WITH SURPLUS FUNDS
RECOVERY AFTER
FORECLOSURE?**



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Need assistance with surplus funds recovery after foreclosure?

agency operates on a contingency basis, meaning clients only pay if funds are successfully recovered, which eliminates financial risk for clients.

What Steps Does National Equity Agency Take to Recover Surplus Funds? National Equity Agency conducts thorough research and due diligence to identify potential surplus funds associated with your property. The agency guides clients through the legal and administrative processes to recover these funds, ensuring every step is handled professionally and efficiently.


How Does National Equity Agency Ensure Accuracy in Identifying Surplus Funds? National Equity Agency's team employs meticulous research and comprehensive due diligence to accurately identify potential surplus funds related to your property. This careful approach helps maximize the likelihood of recovering any available funds.

Can National Equity Agency Help Me If I Live in a Different State? Yes, National Equity Agency can assist homeowners across various states. NEA team is knowledgeable about the different local laws and regulations that may impact the availability of surplus funds, ensuring tailored and effective service regardless of the location.

What Happens If National Equity Agency Doesn't Find Any Surplus Funds? National Equity Agency's risk-free approach ensures no upfront costs. Clients are only charged upon successful recovery of surplus funds.

Why Should I Choose National Equity Agency Over Other Agencies? National Equity Agency stands out for its dedication, expertise, and client-centered approach. A proven track record of successful surplus fund recovery for homeowners is exemplified by numerous client testimonials and stories of financial empowerment.

What Types of Properties Does National Equity Agency Work With? National Equity Agency offers experience in handling surplus fund recovery for various property types, including residential,



The advertisement features a photograph of a modern, two-story house with a dark roof and white siding, set against a sunset background. The house has a two-car garage and a front porch. In the top left corner, there is a logo for National Equity Agency, consisting of a stylized 'N' and the text 'NATIONAL EQUITY AGENCY'. Below the photo, the text 'ARE YOU FACING FORECLOSURE ISSUES?' is written in large, bold, white letters on a dark blue background. Underneath this, a smaller line of text reads: 'No need to worry, as we are here to assist you every step of the way. Our team will provide expert guidance throughout the entire process.' Below this is a 'CONTACT US NOW!' button. At the bottom, there is a yellow bar with contact information: a phone icon followed by '(765) 293 4724', an email icon followed by 'legal@nationalequityagency.com', and a globe icon followed by 'www.nationalequityagency.com'.

National Equity Agency is a professional surplus recovery company that specializes in helping individuals and organizations recover surplus funds from property sales, particularly after a foreclosure or tax sale.

commercial, and vacant land. This broadens their capabilities to effectively navigate diverse property scenarios and maximize the potential for surplus fund recovery

How Long Does the Process Take with National Equity Agency? The timeline for surplus fund recovery varies depending on case complexity and local regulations. National Equity Agency prioritizes a swift process while keeping clients informed throughout.

What Documentation is Required to Recover Surplus Funds with NEA? Recovering surplus funds requires documentation related to the property and its sale, such as sale records, mortgage statements, and identification. National Equity Agency guides clients through the specific requirements for a smooth process.

How Does National Equity Agency Protect My Personal Information? National Equity Agency prioritizes the security and confidentiality of client information. Strict data protection protocols ensure information remains safeguarded throughout the surplus fund recovery process.

What Are the Legal and Administrative Processes Involved in Recovering Surplus Funds? Recovering surplus funds involves navigating legal and administrative complexities such as filing claims, verifying property records, and court procedures. National Equity Agency streamlines this process by leveraging its expertise.

How Can I Get Started with National Equity Agency? National Equity Agency can be contacted through the website <https://www.nationalequityagency.com/> or by calling the legal department at 765-896-5281 to initiate the process. A consultation will be conducted to understand the situation and identify potential surplus funds.

What Is National Equity Agency's Success Rate in Recovering Surplus Funds? National Equity Agency boasts a high success rate in surplus fund recovery, evidenced by numerous positive client testimonials. A thorough approach and dedication to every case contribute to this strong track record.

Are There Any Risks Involved in Using National Equity Agency's Services? There are no financial



The advertisement features a photograph of four business professionals in a meeting room. A man in a dark shirt and tie stands by a window, pointing towards a laptop on a table. A woman in a light blue shirt sits at the table, looking at the laptop. Two other men, one in a light blue shirt and one in a dark shirt, are also seated at the table, looking towards the laptop. The background shows a bright window with a view of a city. The text is overlaid on a teal and blue background. The National Equity Agency logo is in the top left corner. The main text reads 'DISCOVER THE NATIONAL EQUITY AGENCY' and 'NAVIGATING EMPOWERING ADVOCATING'. At the bottom, there is a yellow bar with contact information: a phone icon, '(765) 896 5281', an email icon, 'legal@nationalequityagency.com', and a globe icon, 'www.nationalequityagency.com'. Below the yellow bar, the text 'Maximizing Your Financial Recovery' is displayed.

NATIONAL EQUITY AGENCY

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Maximizing Your Financial Recovery

risks involved in using National Equity Agency's services, as we operate on a contingency basis. This means you only pay if we successfully recover surplus funds for you.

How Does National Equity Agency Stay Informed About Local Laws and Regulations? National Equity Agency stays informed about local laws and regulations through continuous education and professional development. Our team's expertise ensures that we are up-to-date with any changes that could impact the recovery of surplus funds.

Additional FAQ:

How Does NEA Ensure Accuracy in Identifying Surplus Funds? National Equity Agency employs meticulous research and comprehensive due diligence to accurately identify potential surplus funds related to properties. This careful approach maximizes the likelihood of recovering any available funds. smooth process.

Can NEA Assist with Surplus Funds from Tax Sales? Yes, National Equity Agency can assist with recovering surplus funds from tax sales. The agency's expertise covers various types of property sales, including tax sales, ensuring comprehensive support for homeowners.

Options to Stop a Sheriff Sale

Facing a Sheriff's Sale can be a stressful experience for homeowners, but several options are available to potentially stop the sale and regain control of the property. Here are some strategies that may help:

1. **Reaching an Agreement with the Bank** Homeowners can contact their lender to discuss options such as a reinstatement plan or a loan modification. A reinstatement plan involves paying the total amount of past-due payments to bring the mortgage current, while a loan modification may involve changing the terms of the loan to make payments more manageable.
2. **Paying the Judgment in Full** If possible, paying the total amount of the judgment in full can halt the Sheriff Sale. This typically involves paying all overdue amounts, including principal, interest, late fees, and legal costs.
3. **Filing for Bankruptcy** Filing for bankruptcy can temporarily stop the Sheriff Sale through an automatic stay, which halts all collection activities, including foreclosure proceedings. This option provides homeowners with time to reorganize their finances and develop a repayment plan. Consulting with a qualified bankruptcy attorney is recommended to understand the implications and process.
4. **Selling to an Investor** Another option is to sell the property to an investor. Investors, such as National Equity Agency (NEA), can purchase the property, pay off the existing debt, and potentially provide the homeowner with the remaining equity. This option can be a quicker way

to settle debts and avoid foreclosure.

5. Utilizing NEA's Services National Equity Agency offers assistance in various aspects of foreclosure and surplus fund recovery. NEA can help homeowners navigate their options, including selling to an investor, and provide guidance on recovering any surplus funds after a sale.

Important Note: The above information is for informational purposes only and does not constitute legal advice. Homeowners facing foreclosure or a Sheriff's Sale should consult with a qualified attorney or financial advisor to explore their options and determine the best course of action for their specific situation.

About National Equity Agency (NEA)

National Equity Agency (NEA) specializes in helping homeowners recover surplus funds from foreclosure and tax sales. NEA offers a range of services to assist homeowners in navigating the complexities of foreclosure, including providing options for selling properties to investors. The agency is committed to empowering homeowners with the knowledge and resources needed to achieve financial stability.

Surplus funds from foreclosure sales represent a critical opportunity for homeowners to reclaim some equity after their property is sold. These funds arise when the proceeds from the sale exceed all the debts and expenses required to be paid according to the final foreclosure judgment. National Equity Agency (NEA), a professional surplus recovery company, specializes in guiding individuals and organizations through the complex process of recovering surplus funds from property sales, particularly after foreclosures or tax sales.

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