How To Find Private Lenders in Your Local Area Using Public Records

- Use to find current Private Lenders in your market.
- Most Counties have their own Public Record Site.
- If not on the Internet, most have “in-house systems”.
- Even if County does NOT have any automation, searching the Deeds of Trust or Mortgage records will give you all information you need to identify Private Lenders.
- Ask Clerk of Court to assist you in learning their system.
- Identifying Private Lenders: If the lender is NOT an institution, then they are a Private Lender.

National Web-Sites For Finding Private Lenders

publicrecordsources.com

courthousedirect.com

listsorce.com

- Search for Private Lenders by state and county.
- Publicrecordsources.com is best overall for most places.
- Search links listed as “Real-estate Deeds & Mortgages”
How To Perform Your Search
(Only 2 Methods: Online & In-Person)

Online Method

- Start with publicrecordsources.com.
- Provides total records of Mortgages or Deeds and the Lenders.
- Step 1: Find the State you want to search.
- Step 2: Find the County you want to search.
- Step 3: Perform “Document Search”.
- Step 4: Select Real Estate Recordings, Mortgages, or Deeds (counties list differently..may have to look through all docs).
- Step 5: Search by date frame OR names.
- Step 6: Call Records Department at court house is you get stuck.
- Step 7: Identify individual names and addresses.
- Step 8: Make your mailing list.