

FACING FORECLOSURE IN PENNSYLVANIA

# Foreclosure Survival Guide

*How to Protect Your Home & Equity Before It's Too Late*

## WHY THIS GUIDE MATTERS

If you've received a foreclosure notice, you're not alone. Thousands of Pennsylvania homeowners face this every month. But here's what most people don't realize:

**50-60%**

Loan mods fail within 18 months

**2 out of 3**

Chapter 13 cases fail

**Every day**

Fees & interest shrink your equity

*The good news: you still have options — but only if you act before the sheriff sale.*

## THE 5 BIGGEST RISKS OF FORECLOSURE

- 1 Loss of Equity** — Every day past the filing date, attorney fees and arrears eat into your net equity. The clock never stops.
- 2 Credit Damage** — Foreclosure stays on your credit for 7 years, affecting loans, jobs, and future housing options.
- 3 Eviction & Displacement** — After the sheriff sale, the new owner can begin possession proceedings within weeks.
- 4 False Sense of Security** — Filing bankruptcy, applying for a loan mod, or requesting a continuance may pause the sale but rarely solves the underlying problem.
- 5 Last-Minute Surprises** — Escrow increases, balloon payments, or missed court filings can accelerate foreclosure faster than expected.

## THE NUMBERS THAT MATTER

- > **50-60%** of homeowners who stop foreclosure with a loan mod default again within 12-18 months.
- > **2 out of 3** Chapter 13 bankruptcies fail before completion.
- > **Every month** foreclosure drags on, homeowners lose thousands in equity from fees and interest.

*Example: A home worth \$220,000 with \$150,000 owed had \$70,000 in equity. After 6 months of delays, fees reduced that to \$52,000. The family lost \$18,000 by waiting.*

## REAL STORIES

### **They thought they had more time**

A York County family assumed the process would take months. It didn't. By the time they understood the real timeline, the sheriff sale was weeks away — and they lost \$39,000 in equity they could have protected.

### **The loan mod didn't hold**

A homeowner got a loan modification and thought the problem was solved. The payment jumped \$400 a month. Nine months later they missed a payment — and the lender immediately restarted foreclosure proceedings.

### **Ten days out — still walked away with cash**

A Lancaster County homeowner called 10 days before the sheriff sale. We moved fast, executed a cash sale, and they walked away with \$46,000 in hand — no foreclosure on their record.

## SURVIVAL STEPS YOU CAN TAKE RIGHT NOW

- 1 Know Your Deadlines** — Mark the sheriff sale date on your calendar. Don't wait for more notices — the court moves on its own schedule.
- 2 Check Your Equity** — Home value minus loan balance minus arrears minus fees equals your real equity at risk. Know your number before it shrinks further.
- 3 Open Every Letter** — Lender notices, court filings, and attorney letters all matter. None are junk mail.
- 4 Save Your Documentation** — Keep mortgage statements, payment receipts, and legal filings in one folder — digital or paper.
- 5 Don't Wait to Ask for Help** — Every week you wait shrinks your choices. A free 15-minute call costs nothing — waiting costs equity.

## Ready to review your options?

Free, confidential, and no obligation. The sooner we talk, the more options you have.

Reply "YES" or call/text (717) 356-3551 · [innov8tiverealestate.com](https://innov8tiverealestate.com)