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BULLETIN NO. 2003-14

October 28, 2003

**TO: ALL HOLDERS AND SERVICERS
(ATTN: FORECLOSURE DEPARTMENT)**

SUBJ: LIQUIDATION SCHEDULE FOR TEXAS DISCONTINUED

Purpose

The purpose of this bulletin is to announce that we will no longer publish a schedule for ordering liquidation appraisals on Texas loans. Liquidation appraisals for all loans serviced by the Houston Regional Loan Center must be ordered and assigned to the fee appraiser at least 31 calendar days prior to the scheduled sale date.

Effective Date

This change is effective immediately.

Assignments using Internet Access

Servicers are encouraged to obtain appraisal assignments from the Internet-based system, TAS (The Appraisal System). The site can be accessed at tas.vba.va.gov.

Fax Requests For Assignment

Requests for assignment may be faxed to the number below. Faxed requests must be received by VA at least 35 calendar days prior to the scheduled sale date in order for an assignment to be made 31 calendar days prior to the scheduled sale date. The fax number for the Houston RLC is **(713) 794-3813**.

Assignments by Telephone

Verbal assignments for all loans under the jurisdiction of the Houston RLC may be obtained by calling us at **1-888-232-2571, extension 3607** from 9:00 a.m. until noon and from 1:00 p.m. until 3:00 p.m., Central Standard Time, Monday through Friday. You may expect longer than normal holding times for verbal assignments, and we strongly encourage TAS requests.

What You Must Do

Holders and servicers must contact VA fee appraisers within one business day of the date the assignment is made by VA. **Servicers must provide the date the actual appraisal assignment was faxed to the VA fee appraiser on the Status of Loan Account - Foreclosure or Other Liquidation (VA 26-567).** The appraisal assignment is not complete until the fee appraiser receives VA Form 26-1805-1 (VA Request for Determination of Reasonable Value). **This form must contain the name and telephone number of the person the fee appraiser should contact to gain entry to the property. Also, make sure you provide a current telephone number by which the fee appraiser may contact you directly.** If the fee appraiser is unable to gain entry into a vacant dwelling, the servicer will be required to assist. If assistance is not provided timely, the appraisal will be delayed. Interest cutoff dates will not be adjusted when the delay is due to the servicer's failure to follow these instructions.

Please pay fee appraiser invoices promptly. Complaints from fee appraisers that payment is not received timely will result in administrative sanctions, or you may be required to pay in advance for appraisal services which may delay the appraisal report.

Bidding Instructions

For complete information on how to obtain bidding instructions, please refer to RLC Bulletin 2003-13, How to Obtain Foreclosure Sale Bidding Instructions dated October 28, 2003.

Technical Advice or Assistance

For technical advice or assistance concerning the appraisal, please call the Construction and Valuation Section at 1-888-232-2571, extension 3117.

Questions and Comments

Please e-mail questions and comments concerning this bulletin to LGYHGALE@vba.va.gov.

Rescission

This rescinds RLC Bulletin 2002-21, dated November 5, 2002.

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R. BIAGIOLI
Loan Guaranty Officer