

# Resolving Foreclosure Sale Reporting Errors

This quick reference identifies some common foreclosure sale reporting errors and warning messages that you may receive on the Foreclosure Sales Errors loan-level detail report. For each error or warning message, the following table identifies its cause, and what actions you must take to resolve it.

Foreclosure Sale Reporting Error or Warning Message	Cause	Resolution
01 - Invalid Freddie Mac Loan Number Reported	The loan number that was reported is not a valid Freddie Mac-assigned loan number.	Verify the loan number and retransmit with the correct loan number.
03 - Loan Number Does not Belong to Servicer (warning message)	The loan number that was reported does not belong to the Servicer number reported.	The reported Servicer number has been corrected with the Servicer number on record.
26 - Loan Cannot be in REO or Closed Status	Foreclosure sale data was reported for a loan that was previously reported as either an REO or is closed in Freddie Mac's system.	The loan is in REO status or has been closed due to a payoff or repurchase. No other data should be transmitted for this loan. If you are retransmitting to correct data previously reported, submit your request via the Servicing Data Corrections tool.
43 - Sale Accepted with Invalid Status (warning message)	Foreclosure sale data was reported for a loan that is in delinquent status.	The foreclosure sale data was updated as reported.
45 - Loan Must be in Foreclosure Status	Foreclosure sale data was reported for a loan that is in active status.	Ensure you have reported the correct DDLPI via loan-level reporting. Transmit default action (status) code 43 "Referred to Foreclosure" via EDR.
27 – Loan is in Active Status	This loan is a Freddie Mac Standard Deed-in-Lieu of Foreclosure and is still in active status.	Ensure you have reported the correct DDLPI via loan-level reporting.



Foreclosure Sale Reporting Error or Warning Message	Cause	Resolution
31 – Rollback Required	The sale result reported for this transaction is invalid.	The transaction you previously reported cannot be updated with the sale results reported in this transaction. Notify Freddie Mac via the Servicing Data Corrections tool within one business day of determining the sale is invalid. For additional information, refer to <i>Single-Family Seller/Servicer Guide (Guide)</i> Section 9301.39.
98 – DDLPI Cannot be > = FCL Sale Date	The DDLPI reported most recently via loan-level reporting is equal to, or later than, the foreclosure sale date reported for the loan. Not applicable to Standard Deeds-in-Lieu of Foreclosure.	Transmit the correct DDLPI or the correct sale date.
99 - Duplicate Transaction has Been Rejected	A duplicate transaction was received for a loan number and has been rejected.	Verify that the correct foreclosure sale results were received. If you need to verify that Freddie Mac received the correct foreclosure sale results, submit your request via the Servicing Data Corrections tool.
T9 - Repurchase Record Exists - Recourse Record	Foreclosure sale data was reported for a loan flagged as a repurchase.	Contact your repurchase representative and process the repurchase.

**Note:** Ensure that you report default action (status) code 43 (Referred to Foreclosure) via EDR prior to reporting the foreclosure sale results. Failure to report default action code 43 prior to reporting the foreclosure sale results could delay the expense reimbursement process when you file your claim.

This information is not a replacement or substitute for the requirements in the Freddie Mac *Single-Family Seller/Servicer Guide* and your other Purchase Documents.

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