

ForeclosureRadar.com Tutorial:

Track foreclosure auctions

ForeclosureRadar makes it easy to stay on top of trustee sale schedules and auction results. This tutorial guides you through the steps to generate a daily auction schedule and a list of auction properties over a range of dates.

Use ForeclosureRadar to:

- Stay informed on the status of properties before and after trustee sale auctions

ForeclosureRadar shows all properties scheduled to be sold at auction on any given date, and the results of each of those auctions by the end of that day.

Even if you are not interested in buying at the foreclosure auctions, watching the results each day can provide valuable information about what is happening in your market, including how aggressively the banks are willing to discount and what professional investors are willing to pay.

To see the Daily Auction Schedule:

1. On the main menu, select Daily Auction Schedule.
2. Select a state and county.
3. Optionally change the date.
4. Click the Search button.

Since auctions are held in the county in which the property resides, you must select a County, either in the quick-access search criteria field or under the Location Search Option panel. The Sale Date defaults to today. Click the date to select a different date.

You can use other search criteria to narrow your results, but County and Sale Date are required. To save time when tracking auctions, you can use My Account to set the default County and State to the area where you regularly work.

The screenshot shows the 'My Account' interface. At the top, there is a 'My Account' dropdown menu and a navigation bar with buttons for 'Contact', 'Billing', 'FLX Setup', 'Branding', and 'Defaults'. Below this is a 'Search Defaults' section with two dropdown menus: 'State' and 'County (for Auction)', and an 'Update' button.

Looking at the results, note that the properties are grouped by their current status, and then by the specific auction location and time.

<input type="checkbox"/>	Stage	Address	City
▼	Active		
▼	1:30 PM - 725 COURT ST, MARTINEZ		
<input type="checkbox"/>	A	4686 FORD ST	BRENTWOOD
<input type="checkbox"/>	A	25 AMBERWOOD LN	WALNUT CREEK
▶	Cancelled		
▶	Postponed		
▶	Sold to 3rd		
▶	Sold to Bank		

Auction statuses include:

Active: These properties are still scheduled to be sold at the particular date and time. Note that these will continue to show for some period of time after the auction until we are able to find the results and update our records.

Postponed: These properties have been postponed to a new sale date, for a given postponement reason such as bankruptcy or mutual agreement. Note that we only track one postponement so this list may not be complete if the property has since postponed again.

Cancelled: These sales have been cancelled, possibly because the homeowner paid the loan current, received a permanent loan modification, the lender made an error and needs to restart the foreclosure, or the lender ran out of time and needs to re-file.

Sold to Third: These properties were sold at auction and received a higher bid than the lender's opening bid from a third party, typically an investor.

Sold to Bank: These properties were sold at auction to the lender, typically for their opening bid.

If you are not interested in a particular status or auction, you can click the disclosure triangle to collapse those results. Click the triangle again to expand the results.

You may also sort the list according to any of the fields in the list display by clicking on the field name at the top of the column. You can sort by more than one field by holding down the CTRL key before click (command key on the Mac).

It is important to remember that the Daily Auction Schedule creates a list of properties grouped by foreclosure state and time for a single sale date. You can also create a list of properties scheduled for auction over a range of sale dates using Search Foreclosures.

To see auction activity over a date range:

1. On the main menu, select Search Foreclosure.
2. On the Location panel, select a county.
3. On the Foreclosure panel, select the Foreclosure Stages you want to include in your results.
4. On the Foreclosure panel, under Sale Date, next to Current click Set Date or Range.
5. Specify a date range.
6. Click the OK button.
7. Optionally specify any other criteria to narrow the search.
8. Click the Search button.

The results in the list view are not grouped by foreclosure stage and time, but there is a Sale Date column. Click the heading to sort the list by the sale date.

Work smarter, not harder by using ForeclosureRadar to stay on top of trustee sale schedules and auction results.