

ForeclosureRadar.com Investor Tutorial:

Stop manually tracking opening bids, postponements and auction results

ForeclosureRadar makes it easy to see upcoming auction sales and the results of auctions for a specific day or over a period of time. This tutorial guides you through the process of generating a Daily Auction Schedule report and reports of auction activity over time.

Use ForeclosureRadar to:

- Work more efficiently by tracking up-to-date auction information online.

In ForeclosureRadar, use the Daily Auction Schedule in the morning to get a list of properties that have a trustee sale for the day. Run the same report in the afternoon to see the sale results.

To see the Daily Auction Schedule:

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

The report is divided into five sections: Active, Postponed, Cancelled, Sold to Third and Sold to Bank. Early in the day, before the auction the last two sections will be empty as no sales have yet occurred.

We can customize the List View to show fields of interest, such as Opening Bid, Reason Postponed, and Sale Date, and arrange the field order by dragging the headings. The # column shows the estimated loan position. For properties that are Active, the Postponed For field refers to the reason it was postponed to the current date, whereas for those that are Postponed it shows the reason it was postponed to a future date..

To chose the columns shown in the list view:

1. In the List View toolbar, click the Customize button.
2. Select the fields you want to include and clear the fields you don't want to see.

3. Click the OK button.

Let's limit the results to only those properties with an opening bid. This allows us to focus on the properties most likely to go to sale, and determine if the opening bid is low enough for the property to be worth bidding on.

To narrow a search to properties with an opening bid:

1. On the Foreclosure panel, in the Opening Bid field enter "1" in the From field and leave the To field blank. By setting the opening bid to a minimum of \$1, we eliminate all properties that don't have an opening bid.
2. Click the Search button.

ForeclosureRadar continually tracks the status of active auction properties by publishing postponements, updating opening bids, and reporting results after a sale. Not long after the sale you will see that the list now includes Sold to Third and Sold to Bank entries. By the end of the day we will have updated most, if not all, of the Active foreclosure sales for that day with their outcomes - whether postponed, cancelled, or sold.

In addition to the Daily Auction Schedule, we can use Search Foreclosures to see activity over a range of time, such as for the last week or the next week.

To see auction activity over a date range:

1. On the main menu, select Search Foreclosures.
2. On the Location panel, select a county.
3. On the Foreclosure panel, select the Foreclosure Stages you wish to include.
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. Click the Search button.

You can easily sort the results to simplify reviewing a large number of results, for example sorting by Stage groups the results by their outcome - Bank Owned, Cancelled or Sold to Third.

To sort the list by a field:

1. In the List View, click the column header of the field. It will show a triangle pointing up and sort in ascending order.
2. Click the column header of the field again. It will show a triangle pointing down and sort in descending order.

Because ForeclosureRadar updates the information in real time, the results continually change as new properties are scheduled for sale or postponements, sales or cancellations happen. It really is an ocean of information in constant motion so make sure to check back continuously.

Searching upcoming auctions may produce more results than can be displayed. If necessary narrow your search. The Daily Auction Schedule is also available on the ForeclosureRadar iPhone app, allowing you to get information wherever you are - even at the courthouse steps. For more on the iPhone app please check the iPhone section on ForeclosureRadar.com

Use ForeclosureRadar to work smarter, not harder, by tracking opening bids, postponements and auction results online.