

ForeclosureRadar.com Investor Tutorial:

Quickly access key information while bidding at trustee sale auctions

ForeclosureRadar makes it easy to have key information at your fingertips when bidding at auction. This tutorial shows you how to use the Daily Auction schedule to prepare a bid sheet.

Use ForeclosureRadar to:

- Check the current auction status of your target properties for postponements and cancellations
- Check for new opening bids as they get posted
- Have all the information you need to know while bidding at the courthouse

When it comes time to attend an auction, you have three options for bringing the functionality of ForeclosureRadar with you to the courthouse steps. Let's start by using the Daily Auction schedule, which provides us with a list of properties scheduled for trustee sale on a given date. We will narrow the search to properties we have researched and given a status of Ready To Bid.

To see the Daily Auction Schedule for properties with a specific status:

1. On the main menu, select Daily Auction Schedule.
2. Select a state and county.
3. On the My Property panel, next to My Status, click Any Status.
4. Select a status.
5. Click the Search button.

Sort the properties by City and then by Address to make them easier to locate quickly.

To sort the list by multiple fields:

1. In the List View, click the column header of the first field once for ascending order, again for descending order.

2. Hold down the Ctrl key and click the column header of the next field once for ascending order, again for descending order.

Check your target properties for cancellation or postponement. If all properties are still active, look for newly posted opening bids.

Customize the List View to add the Trustee Sales Number and Trustee Telephone number so that you can easily call the sales line for updated postponement and opening bid information. You can even sort by trustee phone to easily check multiple properties in a single call.

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.

When the property comes up for bid, you can be confident that you have all your information about the property, including your photos and notes.

No computer at the courthouse steps? No problem. Print the Auction Bid Sheet before you go. Go through the same steps to create the list but this time print the auction bid sheet when you're done.

To print the auction bid sheet:

1. On the List View toolbar, click the Print button.
2. Select Auction Bid Sheet.
3. Click the Print button.

On the Auction Bid Sheet you will find the information necessary for you to bid at the courthouse.

- Property Address
- My Status
- My Interest
- Published Bid amount
- Assessor's information
- Opening Bid amount, if any
- Date and estimated loan position of the loan

- Estimated value
- The sales price you entered from the Financial Analysis, along with the Profit and ROI
- Trustee information
- Whether the sale is the Original date or why it was last postponed.
- Notes

You are now ready to bid!

With ForeclosureRadar at your side on the courthouse steps, either wirelessly on your computer or by Auction Bid Sheet, you can now bid smart and with confidence.

ForeclosureRadar offers an iPhone app too so you can now get all your bidding information even more conveniently. See the iPhone section of the website for more information.

Use ForeclosureRadar to work smarter, not harder, by quickly accessing key information while bidding at trustee sale auctions.