Real Auction Service

Configuration Guide

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Revision History

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Shayne Boyer	1/4/2011	Document Creation	1.2
Shayne Boyer	5/6/2011	Update Document	1.2
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Kim Wassel	8/5/2014	Update Document	2.5.0.8
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XML File Definitions

The Real Auction process consists of three primary file exchanges. The first is an export file from Benchmark called the *Scheduling Export* file. The second is an import file from Real Auction entitled *Payment Import* file and finally there is an import file from Real Auction entitled *End of Auction* Import file.

Scheduling Export File

When a foreclosure case is scheduled for sale, the clerk will add a case event to the case record with a specific event type of *Foreclosure Sale* for the date the sale is to take place. When this case event record is created in *tblCaseEvent* within the Benchmark database, a record is also created in *tblRealAuction*. There is logic in place to accommodate any case event records which are cancelled prior to the sale or are deleted from the case.

An individual XML file is created for each record that is inserted or updated in *tblRealAuction* and these XML files are then exported via FTP to an established receiving location with Real Auction. This is managed by a service which runs at a specified interval. Real Auction will update their records with the transmitted data.

Payment Import File

If a property up for sale is won by a 3rd party bidder, detailed party and financial data associated with the winning bid are compiled into a *Payment Import* file by Real Auction. These files are then placed in an established out-going FTP location by Real Auction. The same service used to transmit the Scheduling file picks up the Payment file and imports the file into *tblRealAuctionPayment*.

When new records are created in *tblRealAuctionPayment*, Benchmark will automatically update the case record. This includes:

1. Adding the correct fee codes to the case (registry deposit, registry fees, doc stamps, sale fee, etc.).
2. Creating a transaction with the winning bidder information and correct payment type.
3. Posting the transaction and updating the case detail with the transaction information.
4. Auto-docketing the receipt image.

The Clerk can then define a method of payment, whereby Real Auction will transmit the associated funds to the Clerk bank account, i.e. via ACH. Pioneer can provide unique finance reports that will isolate Real Auction transactions and provide a method for balancing.

End of Auction Import File

Once a sale event has concluded on the Real Auction site, Real Auction will provide an *End of Auction* file which provides detail on the result of the sale for each case involved. These files are then placed in an

established outgoing FTP location. The same service used to transmit the Scheduling file and receive the Payment file picks up the End of Auction file and imports the file into *tblRealAuctionDetail*.

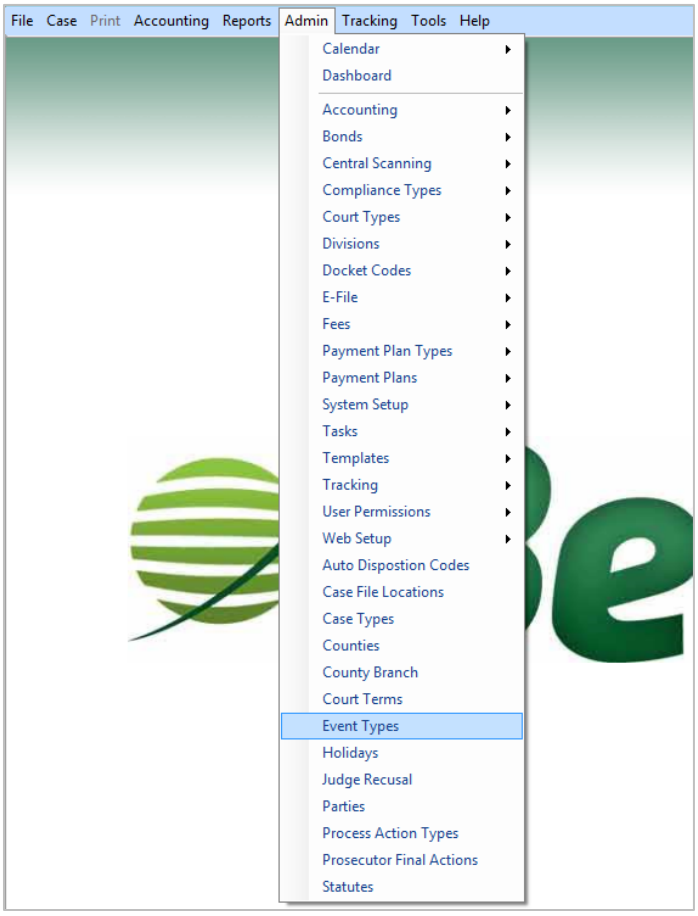
When new records are created in *tblRealAuctionDetail*, Benchmark will automatically update the case record. This includes updating the Court Result field in the case events section with the result of the sale. Because the foreclosure sales are scheduled as case events, the responsible user can then run the court docket for the foreclosure sale event for a given date and see the updated results.

Benchmark Configuration

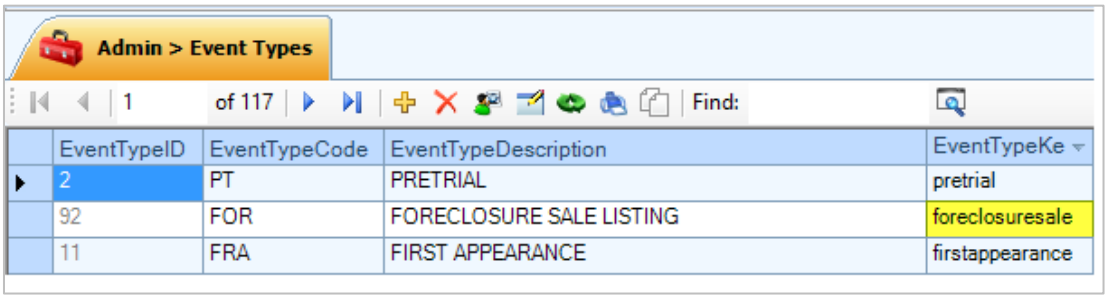
Event Types

In order to trigger Real Auction records to be created, the **EventTypeKey** must be set to '***foreclosuresale***' for the associated **EventType** in **tblEventType**.

1. Navigate within the Benchmark client to *Admin > Event Types.*



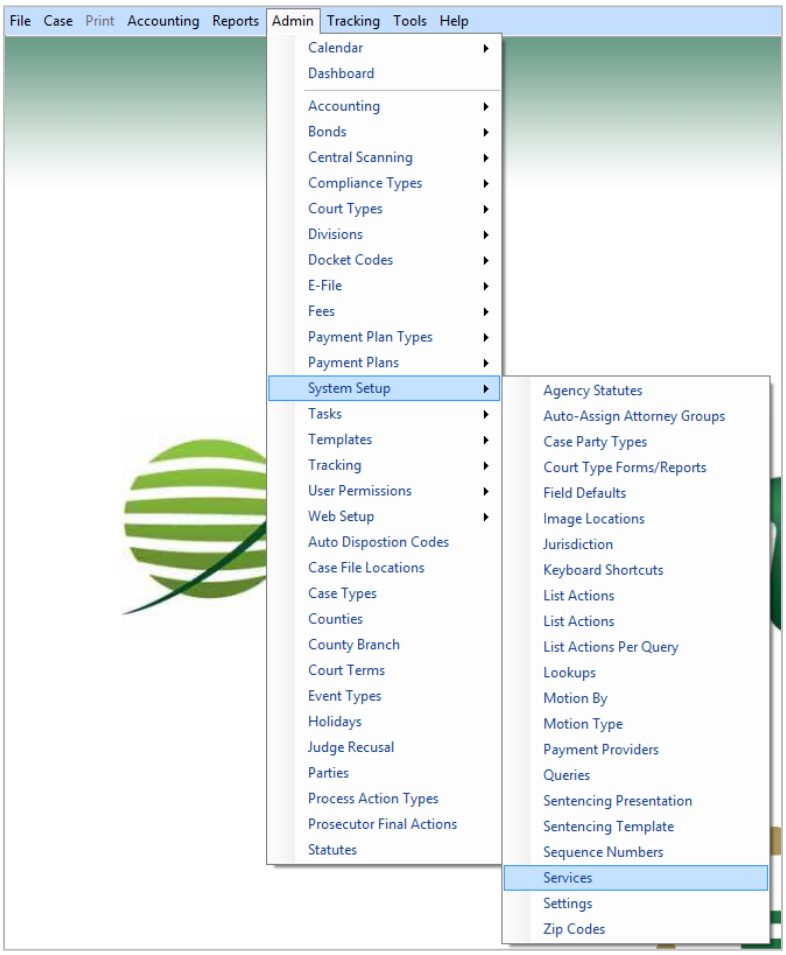
2. Identify the Foreclosure sale event type and enter "foreclosuresale" in the Event Type Key field.



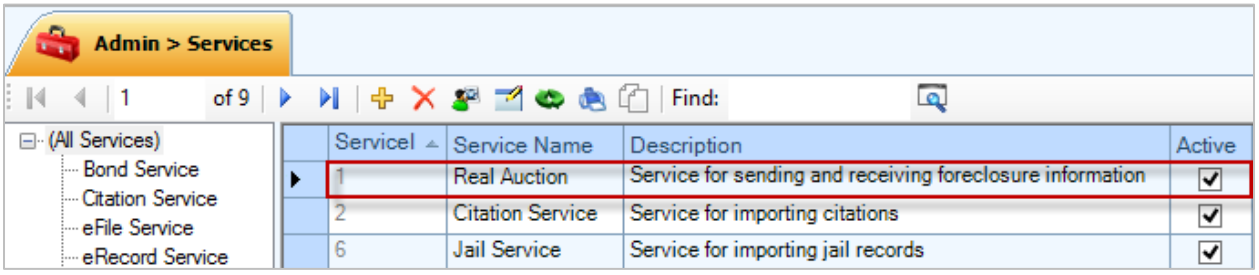
Service Settings

The Service settings for the Real Auction service include a list of Real Auction setting values to determine the FTP location & authentication information, as well as fee information that will be used for adding fees to cases and posting Real Auction receipts. Follow the instructions below for configuring the service settings within the Benchmark client.

1. Navigate within the Benchmark client to *Admin > System Setup > Services.*



2. If it does not exist yet, click on the *Add New Item*  button to add the Real Auction service record. Enter the values listed below.

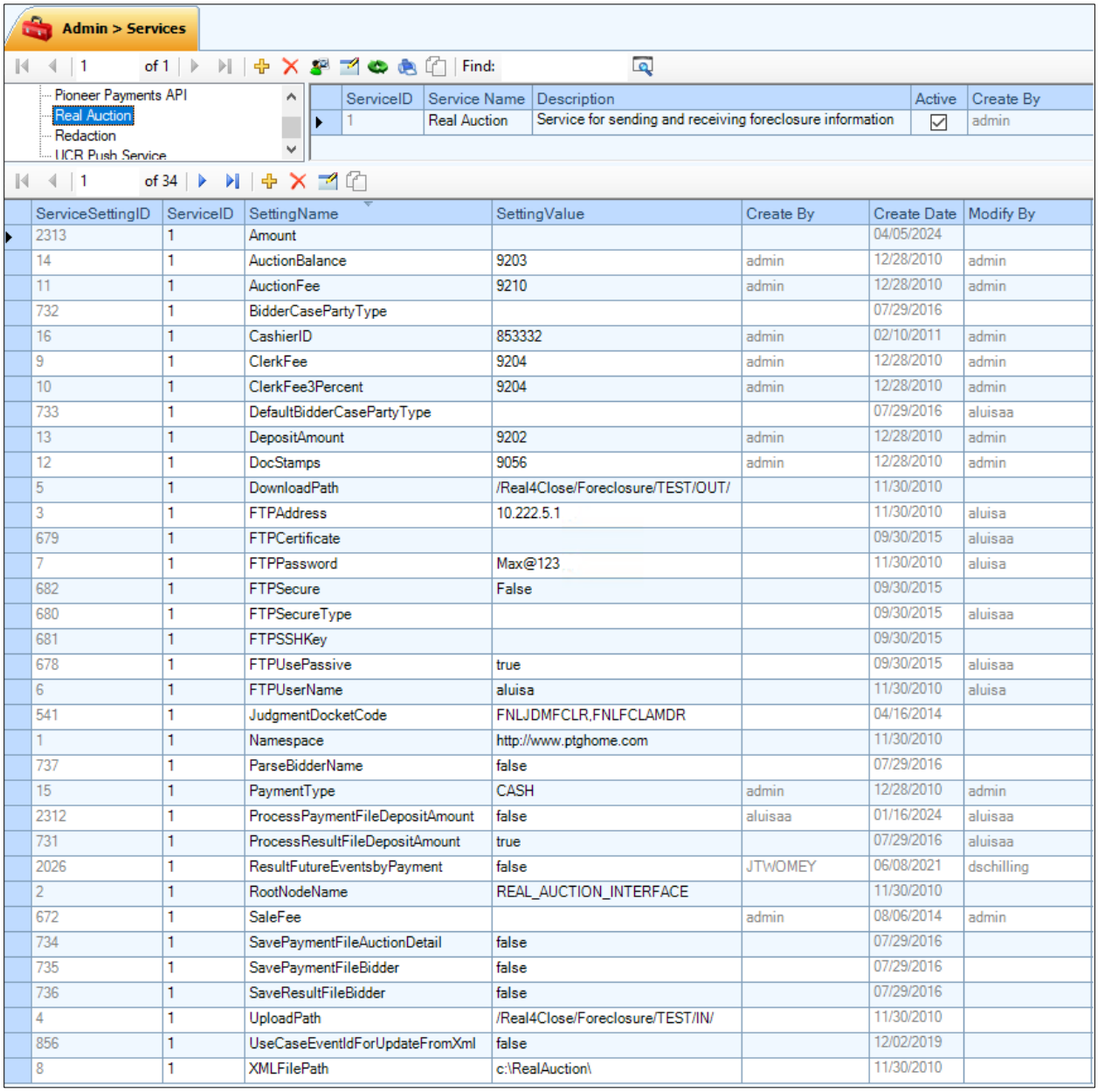


a. **Service Name** – Real Auction.
b. **Description** – Service for sending and receiving foreclosure information.
c. **Active** – True.

3. If they do not already exist, click on the *Add New Item*  button to add the Real Auction service setting records. Ensure the below service settings exist and are spelled exactly as seen in the list.

SettingName
Amount
AuctionBalance
AuctionFee
BidderCasePartyType
CashierID
ClerkFee
ClerkFee3Percent
DefaultBidderCasePartyType
DepositAmount
DocStamps
DownloadPath
FTPAddress
FTPCertificate
FTPPassword
FTPSecure
FTPSecureType
FTPSSHKey
FTPUsePassive
FTPUserName
JudgmentDocketCode
Namespace
ParseBidderName
PaymentType
ProcessPaymentFileDepositAmount
ProcessResultFileDepositAmount
ResultFutureEventsbyPayment
RootNodeName
SaleFee
SavePaymentFileAuctionDetail
SavePaymentFileBidder
SaveResultFileBidder
UploadPath
UseCaseEventIdForUpdateFromXml
XMLFilePath

Example Service Configuration:



ServiceID	Service Name	Description	Active	Create By
1	Real Auction	Service for sending and receiving foreclosure information	☑	admin

ServiceSettingID	ServiceID	SettingName	SettingValue	Create By	Create Date	Modify By
2313	1	Amount			04/05/2024	
14	1	AuctionBalance	9203	admin	12/28/2010	admin
11	1	AuctionFee	9210	admin	12/28/2010	admin
732	1	BidderCasePartyType			07/29/2016	
16	1	CashierID	853332	admin	02/10/2011	admin
9	1	ClerkFee	9204	admin	12/28/2010	admin
10	1	ClerkFee3Percent	9204	admin	12/28/2010	admin
733	1	DefaultBidderCasePartyType			07/29/2016	aluisaa
13	1	DepositAmount	9202	admin	12/28/2010	admin
12	1	DocStamps	9056	admin	12/28/2010	admin
5	1	DownloadPath	/Real4Close/Foreclosure/TEST/OUT/		11/30/2010	
3	1	FTPAddress	10.222.5.1		11/30/2010	aluisa
679	1	FTPCertificate			09/30/2015	aluisaa
7	1	FTPPassword	Max@123		11/30/2010	aluisa
682	1	FTPSecure	False		09/30/2015	
680	1	FTPSecureType			09/30/2015	aluisaa
681	1	FTPSSHKey			09/30/2015	
678	1	FTPUsePassive	true		09/30/2015	aluisaa
6	1	FTPUserName	aluisa		11/30/2010	aluisa
541	1	JudgmentDocketCode	FNLJDMFCLR,FNLFCLAMDR		04/16/2014	
1	1	Namespace	http://www.ptghome.com		11/30/2010	
737	1	ParseBidderName	false		07/29/2016	
15	1	PaymentType	CASH	admin	12/28/2010	admin
2312	1	ProcessPaymentFileDepositAmount	false	aluisaa	01/16/2024	aluisaa
731	1	ProcessResultFileDepositAmount	true		07/29/2016	aluisaa
2026	1	ResultFutureEventsbyPayment	false	JTWOMEY	06/08/2021	dschilling
2	1	RootNodeName	REAL_AUCTION_INTERFACE		11/30/2010	
672	1	SaleFee		admin	08/06/2014	admin
734	1	SavePaymentFileAuctionDetail	false		07/29/2016	
735	1	SavePaymentFileBidder	false		07/29/2016	
736	1	SaveResultFileBidder	false		07/29/2016	
4	1	UploadPath	/Real4Close/Foreclosure/TEST/IN/		11/30/2010	
856	1	UseCaseEventIdForUpdateFromXml	false		12/02/2019	
8	1	XMLFilePath	c:\RealAuction\		11/30/2010	

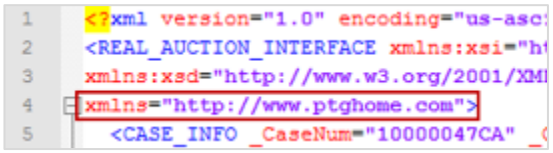
Service Setting Definitions

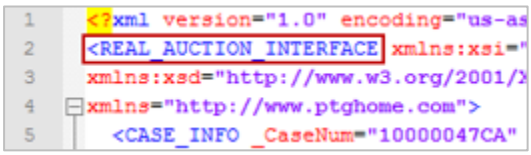
Below is a list of the above service settings and their definitions. Asterisked settings (*) are provided to the customer by the Real Auction team or can be set based on customer workflow and preference.

Real Auction Service Settings

Setting Name	Setting Definition
Amount	This is a field that is not really used, but when it's not there, it usually throws silent errors to tblServiceLog saying it's missing.
AuctionBalance	Fee setting to indicate the Benchmark fee code to use when adding this fee to the case. The XML tag for this fee in the *Payment Import* file is "AuctionBalance" and represents the remaining Registry balance due to the winning bidder. ***Note:*** This setting value is commonly set to the same Fee Code as the DepositAmount.
AuctionFee	Fee setting to indicate the Benchmark fee code to use when adding this fee to the case. The XML tag for this fee in the *Payment Import* file is "AuctionFee" and represents the $70.00 auction fee charged to the winning bidder.
BidderCasePartyType	Case party type used if users want to add the bidder to the case. If it is blank, the bidder will not be added to the case.
CashierID	CashierID (Benchmark PartyID) to use as the posting Cashier on all Real Auction transactions and receipts created in Benchmark. Common practice is to create a new Party in the Benchmark system named "Real Auction Service".
ClerkFee	Fee setting to indicate the Benchmark fee code to use when adding this fee to the case. The XML tag for this fee in the *Payment Import* file is "ClerkFee" and represents the 1.5% of each subsequent $100.00 of the Registry deposit.
ClerkFee3Percent	Fee setting to indicate the Benchmark fee code to use when adding this fee to the case. The XML tag for this fee in the *Payment Import* file is "ClerkFee3Percent" and represents the 3.0% of the first $500.00 of the Registry deposit. ***Note:*** This setting value is commonly set to the same Fee Code as the ClerkFee.
DefaultBidderCasePartyType	Case party type to add if the detail has NoBid = True or BackToLender = True, but it will only add the DefaultBidderCasePartyType if there is ALREADY a case party on the case with the same case party.

DepositAmount	Fee setting to indicate the Benchmark fee code to use when adding this fee to the case. The XML tag for this fee in the *Payment Import* file is "DepositAmount" and represents the 5% Registry deposit required of the winning bidder. ***Note:*** This fee code should be set with a Special Use Code of "Registry" in the Court Type Fees admin table in order for this deposit to show on the Registry tab of the case.
DocStamps	Fee setting to indicate the Benchmark fee code to use when adding this fee to the case. The XML tag for this fee in the *Payment Import* file is "DocStamps" and represents the doc stamp amount charged to the winning bidder. ***Note:*** Florida doc stamps are calculated at $0.70 per $100.00 of the property sale price.
DownloadPath*	The directory path where the XML files are to be downloaded within the FTP site. ***Example:*** Foreclosure/OUT
FTPAddress*	The URL of the FTP location for the Real Auction files to be sent. This is the **root** location. ***Example:*** files.realauction.com
FTPCertificate*	TLS host certificate fingerprint.
FTPPassword*	Password established with Real Auction for the county FTP site.
FTPSecure*	Indicates if the FTP connection should be made using SFTP or FTP. True = SFTP, False = FTP. FTPSecureType is used when FTPSecure is false.
FTPSecureType*	Indicates the type of FTP encryption. The options are None, Implicit, or Explicit.
FTPSSHKey*	Holds the SSH host key fingerprint used for making an SFTP connection. Only used when FTPSecure is false.
FTPUsePassive*	Indicates if the FTP mode should be set to passive or active. True = Passive, False = Active.
FTPUserName*	Username established with Real Auction for the county FTP site.

JudgmentDocketCode	Comma delimited list of Judgment docket codes that contain the Official Records (O.R.) Instrument number to be sent to Real Auction. See the *RealAuction_InstrumentNumber* stored procedure definition for more information. ***Note:*** The Judgment document must be e-recorded prior to the sale for the instrument number to be extracted and included in the XML file.
Namespace*	XML tag value transmitted inside the XML files.  ***Example:*** www.countyname.realforeclose.com
ParseBidderName	Indicates if the bidder's name should be parsed into LastOrBusinessName, FirstName, and MiddleName fields when saving the bidder. True = Parse, False = Do not parse, save the whole name in the LastOrBusinessName field.
PaymentType	Payment Type to use when creating the Benchmark transaction and receipt for the Real Auction fees. This payment type can be used to separate Real Auction transactions on end-of-day financial reports. Common practice is to create a new Payment Type in the Benchmark system called “REALAUCTION”.
ProcessPaymentFileDepositAmount	Setting to indicate whether the registry deposit amount is added to the Benchmark case. **True** – System will apply the Deposit Amount (5% registry deposit) to the case and include the amount paid on the Benchmark receipt. **False** – System will not add the Deposit Amount (5% registry deposit) to the case, and it will not be included on the Benchmark receipt.
ProcessResultFileDepositAmount	Indicates if the DepositAmount from the auction result file should be added to the case and receipted and defaults to

	true. If the setting doesn't exist, it will always process the deposit amount from the result file.
ResultFutureEventsByPayment	Indicates if case events should have the court result updated when the sale date is in the future. ***Note***: It will always update the court result of the case event if the sale date is prior to the current date time the file is being processed.
RootNodeName*	XML tag value transmitted inside the XML files. The default value for this setting is "REAL_AUCTION_INTERFACE". However, if a customer has had a previous implementation with Real Auction, this value may vary.  ***Example:*** REAL_AUCTION_INTERFACE
SaleFee	Fee setting to indicate the Benchmark fee code to use when adding this fee to the case. The XML tag for this fee in the *Payment Import* file is "SaleFee" and represents the $70 Certificate of Sale fee charged to the winning bidder.
SavePaymentFileAuctionDetail	Indicates if payment file information should be saved to tblRealAuctionDetail.
SavePaymentFileBidder	Indicates if bidder party details should be saved from the payment file. If false, bidders will not be added to the case, if true, bidders will be added to the case. When true, the settings BidderCasePartyType and DefaultCasePartyType should be populated.
SaveResultFileBidder	Indicates if bidder party details should be saved from the result file. If false, bidders will not be added to the case, if true, bidders will be added to the case. When true, the settings BidderCasePartyType and DefaultCasePartyType should be populated.
UploadPath*	The directory path where the XML files are to be uploaded within the FTP site. ***Example:*** Foreclosure/IN
UseCaseEventIdForUpdateFromXml	Indicates if the PropertyID from the payment or result file should be used to determine which case event to update. If

	true, then it will update the case event corresponding to the PropertyID received in the file. If false, it will update the case event based on the latest CaseEventID found in tblRealAuction for the case with EventStatus A, R, or U.
XMLFilePath	Working directory for the application server to store the XML files sent and received from the Real Auction FTP site. This location can be a local path on the machine where the Real Auction service is running, or a network location. Please note that the user login running the service must have read/write access to this file location in order to properly write the XML files. ***Example:*** c:\RealAuction\

Setting Different Fees per Court Type

The Benchmark Real Auction service has the ability to add different Real Auction fees to cases based on the Court Type of the case. Follow the steps below to configure using different fees for different Court Types.

1. Navigate within the Benchmark client to *Admin > System Setup > Services.*
2. Click on the Real Auction service line in the top grid.
3. In the Service Setting section in the bottom grid, click on the *Add New Item*  button to add additional Real Auction service setting records.
4. Enter the desired *SettingName* with the Court Type appended to the end.

   Examples:

SettingName
ClerkFeeCA
ClerkFeeCC
ClerkFee3PercentCA
ClerkFee3PercentCC
DepositAmountCA
DepositAmountCC
AuctionBalanceCA
AuctionBalanceCC

5. In the *SettingValue* field enter the designated Fee Code for that court type.
6. Ensure that the Fee Code is also set up for that Court Type in the Court Type Fee table (*Admin > Fees > Court Type Fees*).