

| Step # | Function | Data Direction | Description | Required Step (Y/N) |
|--------|--------------------------------|--|--|---------------------|
| 01 | Sale Order/Notification | Inbound from Trustee/Attorney Firm to Auction.com | Notification of a property to be sold at public auction. <i>A Sale Order/Notification 'Handshake' Acknowledgement will be passed back to the Firm and will contain a "call_id" node whose value must be stored by Firm and passed back on all subsequent web service steps for the Asset</i> | Yes |
| 08 | Bid Instructions (In) | Inbound from Trustee/Attorney Firm to Auction.com | Inbound bid data from Trustee/Attorney Firm to Auction.com. Data typically includes Bid Type, Opening Bid, Credit Bid, Total Est. Debt or NOS Amount values | Yes |
| 05 | Sale Postponement | Inbound from Trustee/Attorney Firm to Auction.com | Postponement instructions. Typically Includes current date being postponed, new date of sale, new time of sale, new location of sale, reason of postponement. | No |
| 06 | Sale Cancellation | Inbound from Trustee/Attorney Firm to Auction.com | Cancellation instruction. Includes current date being cancelled and optional reason of cancellation. | No |
| 07 | Sale Results (Out) | Outbound from Auction.com to Trustee/Attorney Firm | Transmits the results of the Auction to Trustee/Attorney Firms. Data includes whether the Property was auctioned to a Third Party or if it Reverted to the Seller. Other details include Third Party purchaser information, price, and time of sale. Two options available: 1) data-only transmission of sale results or 2) data transmission of encoded pdf of sale receipt | No |
| 09 | Sale Results (In) | Inbound from Trustee/Attorney Firm to Auction.com | Transmits the results of the sale to Auction.com from Trustee/Attorney Firm. Data will include whether the Property was auctioned to a Third Party or if it Reverted to the Seller and the Winning bid. Other details may be transmitted such as Third Party purchaser information and time of sale. | No |



Web Services for
Foreclosure Trustees and Attorney Firms

| # | Notes/Miscellaneous |
|---|--|
| 1 | A 'call_id' sent to the Firm within the response of the 'Step 01 - Sale Order/Notification' is REQUIRED to be passed back on all subsequent web service |
| 2 | Only properly formatted XML is accepted. For maximum compatibility, the XML should be UTF-8 encoded and adhere to W3C. http://www.w3.org |
| 3 | Transmission of additional nodes not specified in the documentation will be ignored. |
| 4 | Omitting optional nodes is permitted. |
| 5 | This web service is not a SOAP implementation. |
| 6 | All values must be transmitted as they are to be interpreted/read. E.g. decimals are required in numerals, they will not be inferred. |
| 7 | Nodes that have been deprecated are shaded gray & are identified also in the notes column. These nodes, rather than being immediately removed, are |
| | |
| Web Service URLs | |
| Development | |
| 01 - Sale Request (Firm to Auction.com) | |
| https://feeds.qa.auction.com/listener/dropbox/account/password | |
| 05 - Sale Postponement (Firm to Auction.com) | |
| https://feeds.qa.auction.com/listener/xml/?account=account&password=password&request=trustee-postpone | |
| 06 - Sale Cancellation (Firm to Auction.com) | |
| https://feeds.qa.auction.com/listener/xml/?account=account&password=password&request=trustee-cancel | |
| 07 - Sale Results (Auction.com to Client) | |
| 08 - Inbound Bid Instructions (Firm to Auction.com) | |
| https://feeds.qa.auction.com/listener/xml/?account=account&password=password&request=trustee-bidinstruction | |
| 09 - Inbound Sale Results (Firm to Auction.com) | |
| https://feeds.qa.auction.com/listener/xml/?account=account&password=password&request=trustee-inbound-sales-results | |
| Production | |
| 01 - Sale Request (Firm to Auction.com) | |
| https://live.feeds.auction.com/listener/dropbox/account/password | |
| 05 - Sale Postponement (Firm to Auction.com) | |
| https://live.feeds.auction.com/listener/xml/?account=account&password=password&request=trustee-postpone | |
| 06 - Sale Cancellation (Firm to Auction.com) | |
| https://live.feeds.auction.com/listener/xml/?account=account&password=password&request=trustee-cancel | |
| 07 - Sale Results (Auction.com to Client) | |
| 08 - Inbound Bid Instructions (Firm to Auction.com) | |
| https://live.feeds.auction.com/listener/xml/?account=account&password=password&request=trustee-bidinstruction | |
| 09 - Inbound Sale Results (Firm to Auction.com) | |
| https://live.feeds.auction.com/listener/xml/?account=account&password=password&request=trustee-inbound-sales-results | |
| *** NOTE: The variables "account" and "password" should be substituted for the credentials supplied by Auction.com. | |
| | |

| Node | Data Type | Length | Required Format | Example | Required? | | Notes/Validation Rules |
|----------------------------|-----------|--------|---------------------|---|----------------------------------|------------------------------|--|
| | | | | | Non-Judicial Foreclosure Process | Judicial Foreclosure Process | |
| Step 01 - Sale Order | | | | | | | |
| call_id | varchar | 50 | | 20141013153904-68d139 | Yes | Yes | Unique ID from Auction.com sent in the Sale Order/Notification 'Handshake' acknowledgement. This "call_id" value must be stored by Firm and passed back on all subsequent web service steps for the Property |
| trustee_id | varchar | 255 | | Trustee/Attorney Firm | Yes | Yes | Please refrain from sending ampersands in the value |
| transmit_date | datetime | | YYYY-MM-DDTHH:MM:SS | 2014-12-01T13:55:26 | Yes | Yes | Please note the "T" delimiter between the date and time |
| trustee_reference_number | varchar | 255 | | CA-10-123456-EV | Yes | Yes | Unique ID for the Property that does not equal the loan number. May be referred to as the Firm's 'Case Number' or 'File Number' or 'Trustee Sale Number'. |
| trustee_reference_id | varchar | 50 | | 123456 | Yes | | Unique ID from Trustee's/Attorney's system |
| beneficiary_name | varchar | 255 | | Investor Corporation | Yes | Yes | Current Beneficiary |
| beneficiary_loan_number | varchar | 50 | | 123456789 | Yes | Yes | |
| servicer_name | varchar | 255 | | Servicing LLC | Yes | Yes | Current Servicer |
| servicer_loan_number | varchar | 25 | | 987654321 | Yes | Yes | |
| servicer_phone | varchar | 25 | ###-###-#### | 800-499-6199 | | | |
| occupancy_status | varchar | 50 | | Vacant | | | Valid Values: [Null];Occupied;Vacant |
| auction_date | datetime | | YYYY-MM-DD | 2014-12-01 | Yes | Yes | Auction Date must match the date on the Notice of Sale. |
| auction_time | datetime | | HH:MM:SS | 13:00:00 | Yes | Yes | Auction Time must match the date on the Notice of Sale. |
| apn | varchar | 100 | | 958-155501515-1581 | Yes* | Yes* | Also known as 'Assessor's Parcel Number' *if values available on Firm's case management system |
| property_address_1 | varchar | 100 | | 2555 Main Street | Yes | Yes | Values from property_address_1, property_address_2 & property_address_3 will be concatenated into one field |
| property_address_2 | varchar | 100 | | Unit 2110 | | | Values from property_address_1, property_address_2 & property_address_3 will be concatenated into one field |
| property_address_3 | varchar | 100 | | | | | Values from property_address_1, property_address_2 & property_address_3 will be concatenated into one field |
| property_city | varchar | 50 | | Irvine | Yes | Yes | |
| property_county | varchar | 50 | | Orange | Yes | Yes | |
| property_state | varchar | 50 | XX | CA | Yes | Yes | |
| property_zip_code | varchar | 20 | ##### | 92614 | Yes | Yes | |
| trustor | varchar | 255 | | John Doe and Jane Doe | Yes* | Yes* | Name of the current home owner or original mortgagor *if values available on Firm's case management system |
| trustor_deed_of_trust_date | date | | YYYY-MM-DD | 2014-12-01 | | | |
| upb | decimal | 19,2 | #####.## | 125750.59 | Yes | Yes | Unpaid Balance. Refrain from sending commas in the value. |
| nos_amount | decimal | 19,2 | #####.## | 125750.59 | Yes | Yes | The "Notice of Sale" Amount. Also known as 'Total Estimated Debt' or 'Total Debt'. Refrain from sending commas in the value. |
| nod_date | date | | YYYY-MM-DD | 2014-12-01 | | | Notice of Default |
| nod_expiration_date | date | | YYYY-MM-DD | 2014-12-01 | | | Notice of Default Expiration Date |
| nos_date | date | | YYYY-MM-DD | 2014-12-01 | | | Notice of Sale Date |
| trustee_firm_name | varchar | 255 | | Trustee/Attorney Firm Name | Yes | Yes | Trustee / Attorney Firm Name |
| trustee_phone | varchar | 255 | ###-###-#### | 800-499-6199 | | | |
| trustee_email | varchar | 255 | XXXXXX@XXX.XXX | trustee@email.com | | | |
| pub_post_company_name | varchar | 255 | | USA Pub Post Company | | | |
| pub_post_company_phone | varchar | 255 | ###-###-#### | 800-499-6199 | | | |
| publication_date | date | | YYYY-MM-DD | 2014-12-01 | | | Publication Date of the Notice of Sale |
| title_underwriter | varchar | 200 | | Example Title Company | | | |
| title_tsg_date | date | | YYYY-MM-DD | 2014-12-01 | | | Title Date |
| mi_company | varchar | 255 | | ABC Insurer | | | Mortgage Insurance Company Name. If unable to provide name "Yes" or "No" is acceptable. |
| sale_location | varchar | 500 | | 500 Court Lane, East Entrance, Room 100, Irvine, CA 92619 | Yes | Yes* | Auction Venue Location |

| Node | Data Type | Length | Required Format | Example | Required? | | Notes/Validation Rules |
|------------------------------|-----------|--------|---------------------|--|----------------------------------|------------------------------|--|
| | | | | | Non-Judicial Foreclosure Process | Judicial Foreclosure Process | |
| payee_name | varchar | 255 | | Jack Smith, ESQ. | | | Name of the Trustee / Attorney to whom the Customer's check will be made payable |
| dot_recording_doc | varchar | 255 | | VOLUME 10713, PAGE 0709, DOCUMENT NO. 20040095074; File No. 2006041025 | Yes* | Yes* | 'Book/Page' or 'Document Number' for Deed of Trust |
| dot_date | varchar | 25 | YYYY-MM-DD | 2014-12-01 | | | The recorded date |
| loan_type | varchar | 255 | | FHA | Yes | Yes | Valid Values: FHA, FHLMC, VA, FNMA, CONV, EQUITY |
| client_id | varchar | 255 | | Bank of America | Yes | Yes | This field must indicate the name of the investor, bank or servicer that is the mutual client of the trustee and auction.com. This may not necessarily be the servicer. |
| legal_description | varchar | 500 | | A PARCEL OF LAND LOCATED IN THE... | Yes* | Yes* | *if values available on Firm's case management system |
| original_beneficiary | varchar | 255 | | Prior Investor Corporation | Yes* | | Original Beneficiary; new node added to sale order on 6/25/2013 |
| original_principal_amount | decimal | 15,2 | #####.## | 125750.59 | Yes* | Yes* | *if values available and required for sale in that state then required. If NOS is being used then not required. Refrain from sending commas in the value. |
| final_judgment_amount | decimal | 15,2 | #####.## | 125750.59 | Yes* | Yes* | *if values available and state does not use Notice of Sale Amount then Final Judgement Amount is required. Refrain from sending commas in the value. |
| fha_case_number | varchar | 25 | | 499-3453219-111 | Yes* | Yes* | *if values available on Firm's case management system |
| lenstar_id | varchar | 25 | | NFG099683B | Yes* | Yes* | *if values available on Firm's case management system |
| sale_agent | varchar | 255 | | Sheriff | | Yes* | *if values available on Firm's case management system |
| gse_investor | varchar | 255 | | FNMA, FHLMC, GNMA | Yes | Yes | Investor on Firm's case management system |
| Step 05 - Sale Postponement | | | | | | | |
| call_id | varchar | 50 | | 20141013153904-68d139 | Yes | Yes | Unique ID from Auction.com sent in the Sale Order/Notification 'Handshake' acknowledgement. This "call_id" value must be stored by Firm and passed back on all subsequent web service steps for the Property |
| pub_post_serve_id | varchar | 50 | | 01Auction | | | |
| pub_post_server_order_number | varchar | 50 | | Auction#411299 | | | |
| pub_post_serve_reference_id | varchar | 50 | | Auction#411299 | | | |
| trustee_id | varchar | 255 | | Trustee/Attorney Firm | Yes | Yes | Please refrain from sending ampersands in the value |
| transmit_date | datetime | | YYYY-MM-DDTHH:MM:SS | 2014-12-01T13:55:26 | Yes | Yes | Please note the "T" delimiter between the date and time |
| trustee_reference_number | varchar | 255 | | CA-10-123456-EV | Yes | Yes | Unique ID for the Property that does not equal the loan number. May be referred to as the Firm's 'Case Number' or 'File Number' or 'Reference Number'. |
| trustee_reference_id | varchar | 50 | | 123456 | | | Unique ID from Trustee's/Attorney's system |
| postponement_id | varchar | 50 | | 987049 | | | |
| postponed_sale_date_time | datetime | | YYYY-MM-DDTHH:MM:SS | 2014-12-01T13:02:59 | Yes | Yes | This value represents the sale date & time the Property is being postponed from |
| new_sale_date_time | datetime | | YYYY-MM-DDTHH:MM:SS | 2014-12-01T13:02:59 | Yes | Yes | This value represents the sale date & time the Property is being postponed to |
| new_place_of_sale | varchar | 500 | | East Entrance 500 Court Lane Irvine CA 92619 | Yes | Yes | |
| reason | enum | | | Bankruptcy | Yes | Yes | Valid Values: Beneficiary Request Bankruptcy Court Order Mutual Agreement Trustee Discretion |
| postponed_detail | varchar | 255 | | Case # 11-5236 | | | Notes from Firm |

| Node | Data Type | Length | Required Format | Example | Required? | | Notes/Validation Rules |
|--|-----------|--------|---------------------|-----------------------|----------------------------------|------------------------------|--|
| | | | | | Non-Judicial Foreclosure Process | Judicial Foreclosure Process | |
| Step 06 - Sale Cancellation | | | | | | | |
| call_id | varchar | 50 | | 20141013153904-68d139 | Yes | Yes | Unique ID from Auction.com sent in the Sale Order/Notification 'Handshake' acknowledgement. This "call_id" value must be stored by Firm and passed back on all subsequent web service steps for the Property |
| pub_post_serve_id | varchar | 50 | | 01Auction | | | |
| pub_post_server_order_number | varchar | 50 | | Auction#411299 | | | |
| pub_post_serve_reference_id | varchar | 50 | | Auction#411299 | | | |
| trustee_id | varchar | 255 | | Trustee/Attorney Firm | Yes | Yes | Please refrain from sending ampersands in the value |
| transmit_date | datetime | | YYYY-MM-DDTHH:MM:SS | 2014-12-01T13:55:26 | Yes | Yes | Please note the "T" delimiter between the date and time |
| trustee_reference_number | varchar | 255 | | CA-10-123456-EV | Yes | Yes | Unique ID for the Property that does not equal the loan number. May be referred to as the Firm's 'Case Number' or 'File Number' or 'Reference Number'. |
| trustee_reference_id | varchar | 50 | | 123456 | | | Unique ID from Trustee's/Attorney's system |
| sale_date_time | datetime | | YYYY-MM-DDTHH:MM:SS | 2014-12-01T13:55:26 | Yes | | This value represents the sale date & time the Property is being cancelled from |
| reason | varchar | 255 | | Bankruptcy | Yes* | Yes* | Valid Values: Beneficiary Request Bankruptcy Court Order Mutual Agreement Trustee Discretion |
| Step 08 - Inbound Bid Instructions (Firm to Auction.com) | | | | | | | |
| call_id | varchar | 50 | | 20141013153904-68d139 | Yes | Yes | Unique ID from Auction.com sent in the Sale Order/Notification 'Handshake' acknowledgement. This "call_id" value must be stored by Firm and passed back on all subsequent web service steps for the Property |
| trustee_id | varchar | 255 | | Trustee/Attorney Firm | Yes | Yes | Please refrain from sending ampersands in the name |
| trustee_reference_number | varchar | 255 | | CA-10-123456-EV | Yes | Yes | Unique ID for the Property that does not equal the loan number. May be referred to as the Firm's 'Case Number' or 'File Number' or 'Reference Number'. |
| trustee_reference_id | varchar | 50 | | 123456 | | | Unique ID from Trustee's/Attorney's system |
| bid_type | varchar | 50 | | Specified | Yes | Yes | Valid Values: High/Low Total Debt Specified |
| minimum_bid | decimal | 19,2 | #####.## | 125750.59 | | Yes | Opening Bid Amount. Refrain from sending commas in the value. |
| maximum_bid | decimal | 19,2 | #####.## | 125750.59 | Yes | Yes | Servicer Reserve Amount (Credit Bid) or Specified/Total Debt Bid Refrain from sending commas in the value. |
| bid_increment | decimal | 19,2 | #####.## | 125750.59 | | | |
| bid_expiration_date | date | | YYYY-MM-DD | 2014-12-01 | Yes* | Yes* | *if values available on Firm's case management system |
| nos_amount | decimal | 19,2 | #####.## | 125750.59 | Yes* | Yes* | The "Notice of Sale" Amount. Also known as 'Total Estimated Debt' or 'Total Debt' *if values available on Firm's case management system. Refrain from sending commas in the value. |
| seller_value | decimal | 19,2 | #####.## | 125750.59 | | | The seller's value of the asset. Refrain from sending commas in the value. |
| bpo_value | decimal | 19,2 | #####.## | 125750.59 | | | The seller/servicer's value of the asset derived from their BPO. Refrain from sending commas in the value. |
| auto_value | decimal | 19,2 | #####.## | 125750.59 | | | The seller/servicer's value of the asset derived from an alternate automated source. Refrain from sending commas in the value. |
| net_present_value | decimal | 19,2 | #####.## | 125750.59 | | | The seller/servicer's value of the asset derived from their NPV Model. Refrain from sending commas in the value. |
| bid_source | varchar | 50 | | Auto Value | | | Source of the seller's Credit Bid/Reserve value. Valid Values: Auto Value BPO NPV Other |
| comments | varchar | 500 | | Special Instructions | Yes* | Yes* | *if special instructions are applicable |

| Node | Data Type | Length | Required Format | Example | Required? | | Notes/Validation Rules |
|---|-----------|--------|---------------------|--|----------------------------------|------------------------------|--|
| | | | | | Non-Judicial Foreclosure Process | Judicial Foreclosure Process | |
| Step 09 - Inbound Sales Results (Firm to Auction.com) | | | | | | | |
| trustee_reference_number | varchar | 255 | | 522013CA005261XXCICI | n/a | Yes | |
| trustee_reference_id | varchar | 50 | | 385820 | n/a | Yes | |
| trustee_id | varchar | 50 | | First American Title | n/a | Yes | |
| call_id | varchar | 50 | | 20140528153904-68d139 | n/a | Yes | |
| sold_date | datetime | | YYYY-MM-DDTHH:MM:SS | 2014-06-18T13:00:00 | n/a | Yes | must not be future date |
| | varchar | 50 | | SOLDTOTHIRDPARTY | n/a | Yes | Valid Values: SOLDTOTHIRDPARTY BACKTOBENEFICIARY |
| sale_result | | | | | | | |
| winning_bid | decimal | 19,2 | #####.## | 125750.59 | n/a | Yes | Refrain from sending commas in the value. |
| nos_amount | decimal | 19,2 | #####.## | 125750.59 | n/a | | Refrain from sending commas in the value. |
| seller_value | decimal | 19,2 | #####.## | 125750.59 | n/a | | The Seller Internal Value or the Property Appraisal Value. |
| purchaser_name | varchar | 255 | | Monica Smith | n/a | | Refrain from sending commas in the value. |
| | varchar | | | Smith Realty | | | |
| purchaser_companyname | varchar | 255 | | Smith Realty | n/a | Yes* | *if values available on Firm's case management system |
| vesting | varchar | 255 | | Smith Realty | n/a | Yes* | *if values available on Firm's case management system |
| purchaser_bidder_street1 | varchar | 255 | | 1234 Hillside Ave. | n/a | Yes* | *if values available on Firm's case management system |
| purchaser_city | varchar | 50 | | Irvine | n/a | Yes* | *if values available on Firm's case management system |
| purchaser_state | varchar | 10 | | CA | n/a | Yes* | *if values available on Firm's case management system |
| purchaser_zip | varchar | 10 | | 92618 | n/a | Yes* | *if values available on Firm's case management system |
| purchaser_phone | varchar | 25 | | (555)777-7777 | n/a | Yes* | *if values available on Firm's case management system |
| purchaser_email | varchar | 255 | | Msmith@gmail.com | n/a | Yes* | *if values available on Firm's case management system |

| Node | Data Type | Length | Required Format | Example | Required? | | Notes/Validation Rules |
|--------------------------|-----------|--------|---------------------|-----------------------|----------------------|------------------|--|
| | | | | | Non-Judicial Program | Judicial Program | |
| Step 07 - Sales Results | | | | | | | |
| call_id | varchar | 50 | | 20141013153904-68d139 | Yes | n/a | Unique ID from Auction.com sent in the Sale Order/Notification 'Handshake' acknowledgement. This "call_id" value must be stored by Firm and passed back on all subsequent web service steps for the Property |
| trustee_id | varchar | 255 | | Sample Trustee Corp | Yes | n/a | Please refrain from sending ampersands in the value |
| transmit_date | datetime | | YYYY-MM-DDTHH:MM:SS | 2014-12-01T13:55:26 | Yes | n/a | The "T" is the delimiter between the date and time |
| trustee_reference_number | varchar | 255 | | CA-10-123456-EV | Yes | n/a | Unique ID for the Property that does not equal the loan number. May be referred to as the Firm's 'Case Number' or 'File Number' or 'Reference Number'. |
| trustee_reference_id | varchar | 50 | | 123456 | Yes | n/a | Unique ID from Trustee's/Attorney's system |
| sold_date | datetime | | YYYY-MM-DDTHH:MM:SS | 2014-12-01T13:55:26 | Yes | n/a | Time sale cried or reverted to beneficiary |
| sale_result | varchar | 50 | | SOLDTOTHIRDPARTY | Yes | n/a | Valid Values: SOLDTOTHIRDPARTY BACKTOBENEFICIARY |
| sold_price | decimal | 19,2 | #####.## | 125750.59 | Yes | n/a | The amount of the sale or reverted to beneficiary amount |
| purchaser_name | varchar | 255 | | John Doe | | n/a | Name of the purchaser |
| purchaser_vesting | varchar | 255 | | John Doe | | n/a | Name of the purchaser as it will be recorded |
| purchaser_street_1 | varchar | 255 | | 123 Main St | | n/a | Purchaser street address 1 |
| purchaser_street_2 | varchar | 255 | | Unit 5 | | n/a | Purchaser street address 2 |
| purchaser_city | varchar | 50 | | Irvine | | n/a | Purchaser city |
| purchaser_state | varchar | 10 | | CA | | n/a | Purchaser state |
| purchaser_zip | varchar | 10 | | 92618 | | n/a | Purchaser zip code |
| purchaser_phone | varchar | 25 | | 949-699-1000 | | n/a | Purchaser phone number |
| purchaser_email | varchar | 255 | | john.doe@email.com | | n/a | Purchaser email |
| END | | | | | | | |