

IN THE CIRCUIT COURT OF THE
EIGHTEENTH JUDICIAL CIRCUIT
IN AND FOR BREVARD COUNTY,
FLORIDA

ADMINISTRATIVE ORDER NO.:
26-22-B

**IN RE: CLERK OF COURT - AUTHORIZATION TO CONDUCT ONLINE JUDICIAL
FORECLOSURE SALES OF REAL PROPERTY**

WHEREAS, under Florida Rule of General Practice and Judicial Administration 2.215(b), the Chief Judge is charged with the administrative supervision of all courts and officers within the judicial circuit;

WHEREAS, section 45.031(10), Florida Statutes, authorizes the Clerk of the Court to conduct judicial sales of real or personal property by electronic means;

WHEREAS, the Clerk of the Court for Brevard County has determined that conducting judicial foreclosure sales through a secure internet-based auction platform will enhance public accessibility, promote transparency, increase administrative efficiency, and improve the orderly processing of cases; and

WHEREAS, transitioning from on-site judicial foreclosure auctions to online electronic auctions will reduce security concerns and logistical burdens associated with in-person sales while maintaining compliance with statutory notice and publication requirements;

IT IS ORDERED:

- I. Effective September 1, 2026, the Clerk of the Court for Brevard County is authorized to conduct judicial foreclosure sales of real property by electronic means in lieu of on-site public auctions.
- II. All judicial foreclosure sales shall be conducted online at <https://brevard.realforeclose.com> at 11:00 a.m. Eastern Standard Time on designated sale dates.
- III. This Administrative Order applies to all Final Judgments of Foreclosure and related orders entered on or after the effective date of this Order.
- IV. All Notices of Sale published pursuant to section 45.031, Florida Statutes, for sales occurring on or after the effective date of this Order shall state that the sale will be conducted online and shall include the internet address of the auction site and the date and time of sale.
- V. The Clerk shall establish procedures for bidder registration, deposit of required funds (including the statutory five (5) percent deposit), collection of the electronic sale fee authorized by section 45.035(3), Florida Statutes, and issuance of Certificates of Sale and Certificates of Title.
- VI. Bidders must register with the online auction platform and comply with all deposit requirements prior to participating in the judicial foreclosure sale. The online sale may

proceed regardless of whether the plaintiff appears or participates.

- VII. Bidders who disrupt the Clerk’s online auction—along with any corporation, partnership, business, or nonprofit organization under whose name they bid—will be barred from participating in future online auctions for two consecutive auction dates. Continued disruptive behavior may result in a permanent ban from the auction process.
- VIII. Defaulting bidders create avoidable inefficiencies and impose significant operational burdens on the court. In the event of a second default, the bidder will be banned from participating in future online auctions for two consecutive auction dates. For a third default, the bidder will be banned from participating in future online auctions for two years. Each subsequent default beyond the third will result in an additional two-year disqualification period.
- IX. Online judicial foreclosure sales conducted pursuant to this Administrative Order shall not require the physical presence of any party, attorney, or bidder at the courthouse.
- X. To the extent any prior administrative order or local practice is inconsistent with this Order, this Order shall control.
- XI. This Administrative Order shall take effect on September 1, 2026, and shall remain in effect until modified or rescinded.

DONE AND ORDERED this 30th day of April, 2026.


MELANIE CHASE
CHIEF JUDGE

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