

## **GRANT COUNTY SHERIFF'S FORECLOSURE SALES INFORMATION**

**DATE/TIME:** All Sheriff Sales are conducted at 9:00 a.m. on the first and third Tuesdays of the month.

**PLACE:** The north entrance of the Grant County Courthouse. 130 West Maple Street, Lancaster, WI

**GENERAL TERMS:** All property is sold 'AS IS' and not available for viewing. The property is also subject to all liens and encumbrances. 10% of the successful bid must be paid to the Grant County Clerk of Courts at the time of sale in cash, cashier check, or certified funds from the bank (personal checks cannot and will not be accepted). \*Suggestion: Have 10% of whatever you are prepared to bid with you. The balance of the successful bid must be paid to the Grant County Clerk of Courts in cash, cashier check, or certified funds within 10 days of the Confirmation of Sale. Failure to pay balance due will result in forfeit of deposit to the plaintiff. Buyer to pay all applicable Wisconsin Real Estate Transfer Tax. Buyer to pay the cost of title evidence.

**GENERAL INFORMATION:** Foreclosure sales are for real property only. The Sheriff Office does not know whether or not persons occupy the property. Further, we cannot give permission for any prospective bidders to enter and inspect the structure that may be located on the property to be sold. The Sheriff Office cannot provide legal advice on how to properly investigate what financial obligations may be outstanding. Other defendants listed on the Notice of Foreclosure Sale may have a financial interest in the property. The Sheriff's Office cannot provide legal advice as to how to determine what financial interest is outstanding. Resources available may be a title search, record search, search the records of the Clerk of Courts, Treasurers Office and the Register of Deeds. Should you have a legal question, we recommend you consult an attorney.

The Sheriff Office does not have specific information about the condition of the property or other pertinent information (i.e. how many bedrooms, how many bathrooms, is it lake property, etc.). Any questions about the property should be directed to the attorney office handling the sale.

Properties sold at auction by the Sheriff Office are generally posted inside the Grant County Courthouse, Grant County Administration Building and on this website. If the property is located in a surrounding township, they are also posted in one public place (town hall) in that township.

Sales of property are open-type auction sales (no sealed bids). A minimum bid is normally bid on the first round by the Plaintiff. All bidders are required to have their 10% down payment upon completion of the bidding.

The highest bidder at the sale shall be the Purchaser. If any dispute arises as to who may be the highest bidder, the property will be resold.

If you are the successful bidder, a deed for the property will be issued to you upon full payment of the bid. This deed may not give clear title to the property. In order to obtain a clear title one must satisfy all superior liens and encumbrances. If a purchaser does not complete the sale, the purchaser can be held liable for their deposit, and for all losses and expenses. Please contact the attorney for the Plaintiff if you have any questions regarding the deed or any other matter after the sale.

If the property you purchase is occupied, it is your responsibility to have the occupants removed, making sure to follow proper eviction processes.

In most cases, the owner can redeem the property, even after the sale, up until the time of the Confirmation Hearing. The Confirmation Hearing is held within approximately two weeks of the sale date. At this time, the courts review the sale results as well as any challenges declared. Once the courts approve the sale, the new deed will be issued. By law, the owner can declare bankruptcy within that same time period. If you are the successful bidder, **you do not own the property until you are issued the Deed to the property.**

Each property is sold subject to restrictions of record which are unknown to the Sheriff and subject to any unpaid taxes and water bills or assessments, and such state of facts as an accurate survey and physical inspection of the premises may reveal.

**SOME ADDITIONAL CONDITIONS OF SALE ARE LISTED BELOW THAT MAY BE ANNOUNCED AT THE TIME OF SALE. THIS IS NOT A COMPLETE LIST AND IS PROVIDED AS INFORMATION ONLY:**

1. Subject to any unpaid municipal liens, unpaid taxes and assessments.
2. Subject to such facts as an accurate survey and physical inspection of the premises will disclose.
3. Subject to restrictions, reversions, reservations, easements and right of way record, if any.
4. Subject to rights of tenants and occupants, if any.
5. Subject to Federal, State, County and Municipal Ordinances, statutes and regulations, including zoning ordinances.
6. Sold in an as is condition.
7. Subject to the right of the Plaintiff to apply to the Court for surplus moneys of sums advanced, with interest thereon since the entry of final judgment, additional advances for taxes and other items have been made by Plaintiff. (Amount to be announced.)
8. The right of redemption of the United States of America as a result of Federal liens.
9. If the subject premises be a Condominium, the sale may be subject to any unpaid assessments, which may be a lien on the premises, and subject to all applicable provisions of the Master Deed and By-laws of Condominium Association.

There are times when the sale of property is not completed on the date advertised because of adjournments, settlements or bankruptcies. You may call the Sheriff Office Civil Process at (608) 723-2157 after 9:00 a.m. on the scheduled date of the sale to determine the status of the sale. Sales can be cancelled or adjourned up until the time of sale.

**The Grant County Sheriff Office also conducts auctions of other types of property at various times and when those come available, they will be posted on this website.**

**\*The above information is provided as general information only and is subject to change.**