

Sheriff Sales Procedure

The bank, lending institution or their attorney will put in the first bid. Anyone may bid on the properties. The property goes to the highest bidder.

Successful bidders are required to have 10% of the successful bid with them at the time of sale. The 10% must be in cash, cashier's check, or certified check made payable to *Taylor County Clerk of Courts*. (NOTE: The Taylor County Sheriff's Office sets these terms for every sale, even if a specific Notice of Sale lists different terms.) The successful bidder is also responsible for all legal liens, encumbrances, and unpaid real estate taxes. Contact the following departments for more information on liens and taxes:

Register of Deeds - (715)748-1483 (Federal Liens)

Clerk of Circuit Court - (715)748-1425 (State Liens)

Treasurer's Office - (715)748-1466 (Real Estate Taxes)

All properties are sold "as is" and are not available for viewing.

Once the property is sold, the Court will hold a Confirmation of Sale hearing at a later date. Successful bidders may contact the Clerk of Circuit Court to determine when the Confirmation of Sale hearing date is scheduled. Bidders may also check the Wisconsin Circuit Court Access Consolidated Court Automation Program (CCAP) via the internet. <http://wcca.wicourts.gov/index.xsl>. If the court confirms the sale, the successful bidder must pay the balance of the bid within the specified time period set forth in the terms and conditions of the Notice of Foreclosure Sale (usually 10 days) or the successful bidder forfeits their deposit.

After the Court's confirmation of Sale, the successful bidder takes possession of the property and becomes the new owner. If the defendant in the Mortgage Foreclosure action occupies the property, and the new owner wishes to remove them, the new owner must obtain a Writ of Assistance which will allow the Sheriff's Office to remove the parties.

Sales are subject to cancellations and/or adjournments at any time without notice.

**If you are a third party bidder, you must acknowledge the terms as put forth in WI Statute 846.155(2) and file an Affidavit of Minimum Bidder Qualifications with the Clerk of Courts prior to the sale.



TAYLOR COUNTY SHERIFF'S OFFICE

224 South Second Street – Medford, WI 54451

Phone: 715-748-2200 – Fax: 715-748-3813

Larry Woebeking, Sheriff

Corey Dassow, Chief Deputy



Alyssa Branowitz
Administrative Specialist
715-748-1448

Christina Schuld
Data Records Manager
715-748-1449

In order to place a 3rd party bid on the Sheriff Sale, the qualifications must be met as outlined below:

846.155(2) MINIMUM BIDDER QUALIFICATIONS.

No 3rd-party bidder may submit a bid at a sale of mortgaged premises unless the 3rd-party bidder meets all of the following qualifications:

- (a) The 3rd-party bidder does not own an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.
- (b) The 3rd-party bidder is not directly or indirectly owned, managed, or controlled, in whole or in part, by a person that owns an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.
- (c) The 3rd-party bidder does not directly or indirectly own, manage, or control, in whole or in part, an entity that owns an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.
- (d) No judgment against the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.
- (e) No judgment against a person that directly or indirectly owns, manages, or controls, in whole or in part, the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.
- (f) No judgment against an entity directly or indirectly owned, managed, or controlled, in whole or in part, by the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.
- (g) In submitting a bid at the sale, the 3rd-party bidder is not acting on behalf of or as part of an agreement with a person that does not meet the qualifications described in pars. (a.) to (f).

There are no Sheriff Sales scheduled at this time.