

DOUGLAS COUNTY SHERIFF'S OFFICE

FORECLOSURE SHERIFF'S SALE PROCEDURE

DATE/TIME: Every Tuesday (except Holidays) at 10:00 A.M. sharp.

LOCATION: The front lobby of the Douglas County Courthouse. 1313 Belknap St., Superior, WI

TERMS & PAYMENT: All property is sold "AS IS" and is not available for viewing. The property is subject to all liens and encumbrances. It is the responsibility of the bidder to check for any unpaid real estate taxes, utilities and other liens.

10% of the successful bid must be paid to the Douglas County Clerk of Courts at the time of sale in cash, cashier's check or certified funds from the bank. In addition, the real estate transfer fee of 30 cents per \$100 and the filing fee of \$30 is due and payable. Personal checks will not be accepted. It is a good idea to have 10% of whatever you're the highest bid you are willing to make with you plus the transfer return and filing fee.

The balance of the successful bid must be paid to the Douglas County Clerk of Courts in cash, cashier's check, or certified funds within 10 days of the Confirmation of Sale. Failure to pay the balance due will result in a forfeit of deposit to the plaintiff. Buyer to pay all fees associated with the transfer.

BIDDERS: Proof of identification is required.

HIGHEST BIDDER: In addition to ID, address, contact number(s), and your federal or Social Security number are required.

SALE: A designee of the Sheriff will conduct the sale. The sale is in the form of an auction. The highest bidder is awarded the property. **THE HIGHEST BIDDER DOES NOT TAKE IMMEDIATE POSSESSION OF THE PROPERTY.** Possession of the property occurs after a confirmation hearing before the court. The hearing is usually held a few weeks to a few months after the sale.

NOTE

The Douglas County Sheriff's Office **DOES NOT have access to the property** and has NO knowledge of property condition, value, encumbrances or liens. **Possession of the property DOES NOT OCCUR until the confirmation hearing has been held (usually between 3 weeks and 2 months).**

Any questions regarding the property should be directed to the attorney listed on the notice or a local realtor.

SALES ARE SUBJECT TO CANCELLATION AT ANY TIME UP TO THE TIME OF THE SALE WITHOUT NOTICE.