

## Sheriff Sales Information

- Bidders are required to have 10% of their bid in cash or certified check at the time of the sale. (Certified checks involving Sheriff Sales are made payable to the Kewaunee County Clerk of Courts). The balance is due at the time of the confirmation hearing. The court has the final say in all sales.
- The Sheriff's Department does not have access to and cannot grant access to properties to be sold. The property is sold "as is" without prior inspection. The Sheriff's Department does not have specific information as to the condition of the property or what improvements may be required.
- Purchasers are responsible for outstanding real estate taxes, liens, and legal encumbrances on the property. The Sheriff's Department cannot provide legal advice on how to properly investigate what financial obligations may be outstanding. Resources available may be a title search, record search or obtaining information from the Register of Deeds, Clerk of Courts, Kewaunee County Treasurer and local municipality treasurers.
- For information on the property, or conditions of the sale, contact the attorney listed on the foreclosure posting.
- Opening bids are usually made by the plaintiff or their attorney at the start of bidding. Once the opening bid is made, others are welcome to bid on the properties. The property will be awarded to the highest bidder.
- The Plaintiff in the case may cancel or adjourn a sheriff's sale. This may be due to a settlement or bankruptcy. The Sheriff's Department has no control over whether a sale is cancelled or adjourned. The Plaintiff may cancel or adjourn the sale anytime up until the date and time of the sale.
- The Kewaunee County Circuit Court will hold a Confirmation of Sale hearing at a later date. Successful bidders may contact the Clerk of Courts to determine when the Confirmation of Sale hearing date is scheduled and may also check the Wisconsin Circuit Court Access (CCAP) webpage. 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 Confirmation of Sale, the successful bidder can take possession of the property.
- Evictions of prior owners, tenants, or occupants are done through a Writ of Assistance. These are drafted by an attorney, signed and sealed by the court, and are acted upon only by the Sheriff's Department. The cost of the eviction lies on the purchaser or plaintiff, as determined by the court.