



SHERIFF DENITA R. BALL

MILWAUKEE COUNTY SHERIFF'S OFFICE CONDITIONS OF SALE

All Sheriff Sales are conducted in accordance with applicable Wisconsin Statutes, Milwaukee County policies, and any court orders associated with the sale.

The successful bidder shall be required to comply with all terms and conditions of the sale. By participating in a Sheriff Sale, the bidder acknowledges and agrees to the following:

1. PROPERTY SOLD AS IS

All properties are sold "AS IS" and "WHERE IS," without any warranties or guarantees, expressed or implied. The Milwaukee County Sheriff's Office makes no representations regarding the condition of the property, title status, occupancy status, zoning, environmental conditions, or any other matter relating to the property.

2. BIDDER RESPONSIBILITY

It is the sole responsibility of the bidder to conduct all necessary due diligence prior to bidding. Prospective purchasers are encouraged to consult with legal counsel, title companies, or other professionals regarding the property, liens, encumbrances, occupancy, and any other matters that may affect ownership.

The Milwaukee County Sheriff's Office does not guarantee clear title to any property sold. It is the responsibility of the purchaser to investigate any liens, encumbrances, taxes, assessments, or other claims that may affect the property.

3. BID DEPOSIT

All bidders shall be required to submit a deposit prior to participating in the auction. The deposit shall be 11% of the purchaser's total intended bid, with 10% going towards the purchase price of the property(ies) and 1% to be applied to a convenience fee due to Bid4Assets based on the winning bid price.

4. CONFIRMATION OF SALE

All Sheriff Sales are subject to Court confirmation. No rights of ownership shall transfer until the Court enters an Order Confirming Sale.

5. PAYMENT AFTER CONFIRMATION

Upon entry of the Order Confirming Sale, the successful bidder shall have ten (10) calendar days to submit all required funds and documentation necessary to complete the transaction. **This payment for the remaining balance (after the 10% deposit) must be delivered in person to the Milwaukee County Clerk of Courts via cash or cashier's checks. The Clerks of Courts will not accept mailed payments.**

Failure to submit payment within the required timeframe shall result in default of the sale. Any deposit previously submitted shall be forfeited and no refund shall be issued. The Milwaukee County Sheriff's Office reserves the right to cancel the sale, offer the property to another qualified bidder when authorized, or pursue any additional remedies available by law or court order.

6. SHERIFF'S DEED AND RECORDING

Following entry of the Order Confirming Sale, the Sheriff's Deed shall be prepared by the appropriate party and submitted to the Milwaukee County Sheriff's Office for processing.

Upon receipt of the completed deed and all required documentation, the Milwaukee County Sheriff's Office will execute the Sheriff's Deed and submit it to the Court for processing in accordance with applicable procedures. Following Court processing, the deed will be forwarded for recording with the Milwaukee County Register of Deeds.

The timing of recording may vary depending upon Court processing and recording requirements. The Milwaukee County Sheriff's Office does not control or guarantee processing times once the deed has been submitted to the Court.

Any questions regarding the Confirmation Order, Court proceedings, recording status, deed processing, or matters occurring after confirmation of the sale should be directed to the Court or the appropriate legal representative. The Milwaukee County Sheriff's Office acts solely in its capacity as the executing authority for the Sheriff's Sale and is not a party to the underlying foreclosure action.

7. POSSESSION OF PROPERTY

The Milwaukee County Sheriff's Office does not guarantee possession of the property upon issuance of the Sheriff's Deed. The purchaser may be responsible for any legal proceedings necessary to obtain possession of the property.

The Milwaukee County Sheriff's Office does not provide legal advice regarding eviction, occupancy, possession, or landlord-tenant matters.

8. CHANGES OR CANCELLATIONS

The Milwaukee County Sheriff's Office reserves the right to postpone, cancel, withdraw, or otherwise modify any sale when required by court order, bankruptcy filing, settlement, redemption, or any other legal reason.

9. LIMITATION OF LIABILITY

The Milwaukee County Sheriff's Office shall not be liable for any loss, damages, costs, or expenses arising from participation in the sale, ownership of the property, title issues, possession issues, recording delays, or any other matter associated with the Sheriff's Sale process.

10. LEGAL ADVICE

Prospective purchasers are strongly encouraged to seek independent legal advice prior to participating in a Sheriff Sale. Each property and sale is unique, and bidders are solely responsible for evaluating the risks associated with their purchase.

By participating in a Sheriff Sale, all bidders acknowledge that they have read, understood, and agreed to these Conditions of Sale.

Terms and Conditions are subject to change without notice.

Updated: 7/6/2026