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Attention Bidders:

Effective October 1st, 2018 the state of Wisconsin created a statute requiring minimum bidder for third party foreclosure sales requirements under 846.155(2). Those minimum bidder requirements are:

(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 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 judgement against the 3rd-party 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 judgement against a person that directly or indirectly owns, manages, or controls 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.

(f) No judgement against an entity directly or indirectly owns, manages, or controls 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 a part of an agreement with a person that does not meet the qualifications described in pars. (a) to (f).

In addition to the requirements an affidavit must be filed with the Clerk of Courts by the 3rd-party bidder BEFORE the confirmation sale hearing stating they meet these minimum bidder requirements under statute 846.155 (5) and sub (6). The Sheriff's Office cannot give legal advice. If you have further questions please seek legal counsel.