

PROCEDURES FOR FORECLOSURE SALES

SALES ARE HELD UPON ORDER OF COURT.

THE CLERK DOES NOT GUARANTEE TITLE.

- SALE HOURS:** 11:00 A.M. – Sale will be held upon arrival of Plaintiff's attorney or representative and payment of Sale Fee.
- LOCATION:** Jury Assembly Room in the Highlands County Courthouse, 430 South Commerce Avenue, Sebring, FL 33870
- BID:** Bidder must state name and amount of bid. The name given as bidder must be the same as it will appear on the Certificate of Sale. Bidding is done in increments of \$100 or more. All bidding must be done in good faith. If you bid in bad faith, you will be barred from bidding at future sales. The Clerk shall determine in his or her sole discretion, what constitutes "bad faith bidding."
- SUCCESSFUL BIDDER DEPOSIT:** A deposit by cash or cashier's check in the amount of 5% (Five Percent) of the bid must be made at the time of the sale. This deposit is made into the Registry of the Court. **NO BIDS ARE CONSIDERED FINAL UNTIL THE APPROPRIATE DEPOSITS ARE MADE. ALL INTERESTED PARTIES SHOULD WAIT UNTIL SALES ARE CONFIRMED.**
- The successful bidder must return with the balance of the bid by 4:00 PM the same day as the sale. Balance of the bid is to be made by cash or certified check. **NO PERSONAL CHECKS.**
- Should the successful bidder fail to return, the Plaintiff shall reschedule the sale by Order of the Court. The deposit made at the time of the sale shall be placed in the Registry of Court and costs for having to reschedule the sale will be deducted from said deposit.
- FEES:** \$70.00 fee for holding sale. (Paid by Plaintiff's Attorney)
- Clerk's fee for receiving funds into Registry of Court based on amount of bid. (3% of first \$500 and 1.5% on each additional \$100) paid by successful bidder.
- Documentary stamps for Certificate of Title based on amount of bid (\$.70 per hundred)

CERTIFICATE OF TITLE:

Issued ten (10) days after sale unless an objection is filed. The name as it appears on the Certificate of Sale shall be the name on the Certificate of Title. Certificate of Title must include correct mailing address.

REDEMPTION:

Pursuant to Florida Statutes 45.0315, the mortgagor (defendant) or the holder of any subordinate interest may cure the indebtedness and prevent a foreclosure sale by paying the amount of monies specified in the judgment "at any time before the filing of a certificate of sale by the clerk of court or the time specified in the judgment, whichever is later."

DISBURSEMENT OF FUNDS:

Any monies deposited in the Registry of the Court as a result of a sale must be disbursed by Court Order.

INTENT TO BID FORM

ALL PROSPECTIVE BIDDERS WILL FILL OUT THIS FORM
PRIOR TO 11:00 A.M. ON DATE OF SALE, AND
FILE WITH FORECLOSURE CLERKS

**I HAVE READ THE TERMS OF THE CLERK'S SALE AND AGREE
TO ABIDE BY THEM.**

SIGNATURE: _____

PRINT NAME: _____

DATE OF SALE: _____, 20__

PLEASE PRINT THE FOLLOWING INFORMATION:

THE NAME IN WHICH YOU WILL BID (This is exactly the way the Title will be issued):
NAME: _____

ADDRESS: _____

PHONE: () _____

CASE NUMBER OR DESCRIPTION OF PROPERTY YOU WILL BID
ON:

