

WAYNE COUNTY SHERIFF'S OFFICE

CIVIL DIVISION

FORECLOSURE SALES PROCEDURE

Due to HB 138, the procedure following the sale of the properties will be as follows.

1. The next day after the sale of a property, a return will be made to the Wayne County Clerk of Courts by the Sheriff's Office stating fees for services and stating names of buyer(s) of property along with Purchaser Information Form.
2. Plaintiffs' Attorney is responsible for the preparation of the Judgment Entry- Confirming Sale and Ordering Deed and Distribution and for the preparation of the Deed. This entry should be submitted to the Court within thirty (30) days from the date of the sale.
3. Once the Confirmation Entry is received from the court, the Sheriff's Office will contact you to bring in the balance due on the property. The balance is to be paid within thirty (30) days of the filing of the Confirmation Entry. The remainder of the proceeds will be paid by Cashier's Check or Certified Check.
4. The Sheriff's Office will contact the attorney to receive the deed. The deed should be submitted to the Sheriff's Office within seven (7) days after the filing of the Confirmation of Sale. You may NOT have occupancy of the property until the deed is transferred into your name. You could be subject to criminal proceedings if the deed is not transferred into your name and you are on the property.
5. Deed will be recorded by the Sheriff's Office with the Wayne County Recorder's Office within fourteen (14) days of payment of the purchase price, provided the deed is received from the attorney.
6. The time frames cited above are in the best possible scenarios.
7. All sales are as is or "buyer beware" and properties are not open for inspection at any time prior to sale.
8. Any questions, please feel free to contact Crystal Harper or Deputy Steven Saurer at 330-287-5766.