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Attention Bidders:

Effective October 1, 2018, the State of Wisconsin created statute 846.155(2) which requires minimum qualifications for third-party bidders at foreclosure sales. Minimum bidder qualifications 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 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 bidder 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 judgment against 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.

(e) No judgment against a person that directly or indirectly owns, manages, or controls, in whole or in part, 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 judgment against an entity directly or indirectly owned, managed, or controlled, 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 part of an agreement with a person that does not meet the qualifications described in pars. [\(a\)](#) to [\(f\)](#).

In addition, under statute 846.155(5), an affidavit must be filed with the Clerk of Courts by the winning third-party bidder (grantee) before the confirmation of sale stating they meet the minimum bidder qualifications. This affidavit form (CV-550) is available online or from the Clerk of Courts Office upon request. The Sheriff's Office cannot give legal advice. If you have further questions seek legal counsel.

