

SHERIFF SALE INFORMATION SHEET FOR OUTSIDE BIDDERS

The following information is provided by the Kendall County Sheriff's Office as a courtesy to the public and is intended to be used only as a guide. ALL INTERESTED BIDDERS ARE ADVISED TO SEEK THEIR OWN ATTORNEY BEFORE BIDDING ON ANY PROPERTY.

A list of properties for sale (Mortgage Foreclosures) is provided by the Kendall County Sheriff's Office, Civil Process Division. These lists are free of charge and can be faxed upon request or found on our website at www.co.kendall.il.us/sheriff

The foreclosure sale conducted by the Sheriff's Office is scheduled on certain Monday mornings @ 8:30 at the Kendall County Sheriff's Office, located at 1102 Cornell Lane, Yorkville, IL 60560. (Excluding Court Holidays).

At approximately 8:30 AM, the Sheriff's Deputy/Sergeant will announce the properties for sale and request that all interested bidders register and provide proof of their 10% earnest money in the form of a Cashier's Check or Certified Bank Check [no personal checks or cash]. You will need to provide some form of identification in order to bid at the sale.

*The balance must be paid within 24 hours to the Kendall County Sheriff or you will be in default and a penalty fee on your deposit will apply.

AT THE SALE:

The Plaintiff's Attorney will register the opening bid. You may bid one dollar over that amount and be the successful bidder unless there are additional bidders or the plaintiff/attorney is instructed to bid higher. If there is additional bidding the amounts will be recorded in one hundred dollar or greater increments, which can be raised at the Sheriff's discretion.

The Plaintiff's Attorney schedules the Order Approving the Sale for the Court's earliest available date. Upon receipt of the signed Confirmation Order by the Judge, the Deed is executed at the Sheriff's Office, Civil Process Division and given back [or mailed] to the Plaintiff's Attorney for recording at the Kendall County Recorder's Office located at 111 West Fox St. Room 308 Yorkville, Illinois 60560.

The successful bidder is responsible for any unpaid taxes not included in the judgment and any sales/property taxes, liens or possible eviction costs.

Possession of the property is granted 30 days from the date the Judge signs the Order Approving the Sale (Exception: abandoned or commercial property)

If an eviction is needed, contact the Kendall County Sheriff's Office – Civil Process Division at 630-553-7500, extension 1152 or 1153 for further information.