

SHERIFF'S SALE PROCEDURES

Where are the sheriff's sales held?

Sheriff's sales are held on the front steps (west doors, old building) at the Ida County Courthouse located at 401 Moorehead St. Ida Grove, Iowa.

How are the sales executed?

Sales are performed as public auctions. The mortgage company or their attorney's office will submit a written bid to the sheriff and that bid amount will be announced on the date and time of the scheduled sale. Individuals wishing to submit a bid will be allowed to do so after the sheriff announces the mortgage company's bid.

How can I find out what real properties are for sale? (advertised)

The properties on a sheriff's sale are published in the Ida County Courier twice before the sale date and are posted in three public places in Ida County, one of which is the Ida County Courthouse. The upcoming sales will also be listed on this site.

When can I see the inside of the house?

Permission to enter the properties for sheriff's sale is not permitted by law. This includes buyers, inspectors, appraisers, etc. unless a court order is obtained.

How can I find out more about the property?

The Ida County Auditor's Office has plat maps that provide the physical lot description of the property. The Ida County Assessor's Office has information on the land value, number of rooms and type of utilities. The Ida County Treasurer's Office can provide the tax information, including delinquencies on the property. The tax and lien information are not part of the sale and would become the responsibility of the purchaser of the property.

How do I find out if there are additional outstanding liens on a real property?

Liens and deeds can be researched at the Ida County Recorder's Office. You may find that the name on the deed differs from the name on the lien. The name on the deed will be the owner of the property. You may check the docket at the Ida County Clerk of Court's Office located on the first floor of the Ida County Courthouse. An independent title search company may also be used.

What happens at the sale if I am the successful bidder?

The winning bidder will require a cashier's check to be paid in full for the total amount of the bid to the Ida County Clerk of Court. The bidder will be allowed sufficient time to obtain a cashier's check from their banking institution. *The funds must be produced on the day of the sheriff's sale.* If the highest bidder fails to produce funds at the time specified, the sale will be held the next business day.

When do I receive the Sheriff's Deed?

If the property for sale has no redemption, the Sheriff's Deed will be issued to the highest bidder after the funds are produced to the clerk of court. The purchaser is then responsible for transferring and recording the deed, which is done at the Ida County Recorder's Office.

If the property for sale has a redemption period, the highest bidder will be issued a Certificate of Purchase after the funds are produced to the sheriff. The Sheriff's Deed will be issued when the redemption period expires, upon producing the original Certificate of Purchase to the sheriff.

NOTICE

It is strongly recommended that you seek legal counsel to assist and advise you in your endeavor to purchase property at a sheriff's sale.

The sheriff or his representatives are not permitted to give legal advice.