

what you *need* to **know** FORECLOSURE AUCTIONS

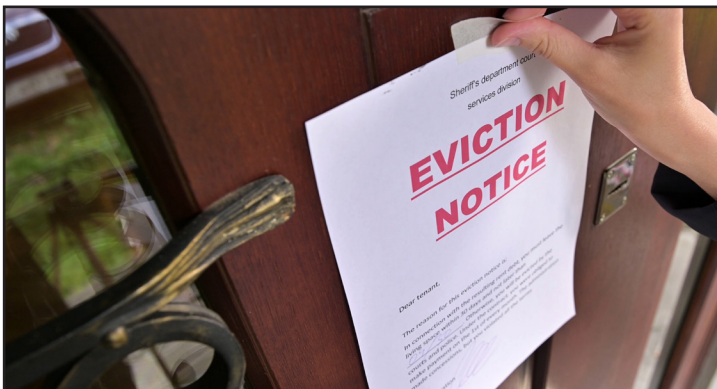


Foreclosure Auctions are open to the public, but most locations require you to register and show you have adequate funds to purchase. Some may require a credit card hold as a deposit. **Laws vary by state and county**, so be sure to check out the specific rules for your location before attending a Foreclosure Auction.

- Do your due diligence. Unlike many other real estate transactions, certain types of liens on a property may become the buyer's responsibility after a Foreclosure Auction purchase.
- You can consult with title companies or real estate attorneys on the properties you are interested in.
- Drive by the property if you can, all Foreclosure Auctions sell "as-is", but do not trespass or disturb occupants.
- Generally, funds are required in full immediately after the auction concludes. Most locations require certified funds (cashier's check or money order), not all accept cash or other forms of payment.



- On auction day, call or visit the website to check the status of the property before heading to the auction. The auction could be canceled if the borrower pays back what is owed, or postponed for various reasons.
- Certain locations have an equity of redemption right, which allows the original borrower to repay their debt and regain the property.
- If you win the auction, you may find the property is occupied with a previous owner or squatters. You will likely want to contact an attorney to initiate the eviction process.



To Stay Up to Date on the Latest Foreclosure Auctions, visit or call

williamsauction.com • **800.801.8003**

