

Foreclosure Auctions

Frequently Asked Questions (FAQ)

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WHEN ARE FORECLOSURE AUCTIONS HELD FOR THE PUBLIC?

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Sales for foreclosed properties may be held Monday through Friday at 11 am in the third floor lobby of the Courthouse Annex of the Collier County Courthouse.

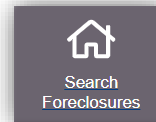
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CAN I VIEW UPCOMING FORECLOSURE SALES ONLINE?

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Yes. On the Home page of this website click Search Foreclosures.

[Instructions For Searching](#) (pdf)



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CAN I OBTAIN PRINT-OUTS?

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Copies of court document images can be printed from kiosk locations for a fee as designated by applicable Rules of Court and/or Florida Statutes.

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WHEN AND WHERE ARE FORECLOSURE ANNOUNCEMENTS PUBLISHED?

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The Foreclosure Department publishes a Notice of Sale for each case in a local newspaper circulated in Collier County (i.e. Naples Daily News, Business Observer) once a week for two consecutive weeks, at least 5 days prior to the sale.

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HOW DO I FIND OUT THE PHYSICAL PROPERTY ADDRESS OF A FORECLOSED PROPERTY?

A

You must do your own research.

The Clerk's office uses only legal descriptions and case numbers in recording foreclosure cases. By using the legal description or case number you can often learn the owners name or the street address of the property by conducting a search of the [Property Appraiser's website](#) or by visiting their office. The Property Appraiser's records will also show improvements to the property, if any.

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WHERE WOULD I FIND OUT IF TAXES ARE OWED ON A FORECLOSED PROPERTY OR IF THERE ARE ANY OUTSTANDING LIENS OR OTHER FINANCIAL OBLIGATIONS?

A

You must do your own research.

The status of Collier County property taxes can be checked at the Tax Collector's Office.

The Clerk's Office assumes no responsibility for any encumbrances (judgments, mortgages, taxes and other liens) on any property offered for sale and it is in your best interest to have a Title search done by an Attorney or Title Company. However, you may begin your search online at [OfficialRecords](#) or at the public kiosks available in the Clerk's Recording Department on the 2nd floor of the Courthouse Annex.

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WHEN IS A NEW OWNER ABLE TO GAIN ACCESS TO A PROPERTY?

A

It is possible you will have to take legal action to get possession of a property. Until the court grants possession of the foreclosed property, you may not have access to the property without permission of the owner. The Clerk's Office assumes no responsibility for the availability of any property offered for sale.

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WILL THE CLERK ISSUE A DEED?

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The purchaser of property will be issued a Certificate of Title. This title contains no warranties.

Q**WHAT ARE THE TERMS AND CONDITIONS OF THE FORECLOSURE SALE?****A**

Anyone bidding at the sale should be aware of the non-refundable deposit due at the time of the sale. The successful bidder is required to deposit 5% of their final bid. The deposit shall be applied to the sale price at the time of payment.

If final payment, plus the appropriate clerk's registry fees is not made by 10:30 a.m. the next day, the clerk shall re-advertise the sale as provided in Chapter 45.031 of the Florida Statutes and pay all costs of the sale from the deposit. Any remaining funds shall be applied toward the judgment. According to Chapter 28.24 Florida Statutes, the funds will be placed in the court registry.

Any payment into the Registry of the Court must be tendered in cash, cashier's check or money order and must be accompanied by payment of the clerk's registry fee of 3% of the first \$500.00 deposited and 1.50% of each subsequent \$100.00. The successful bidder must have the deposit money with them at time of the sale.

The balance is due by 10:30 a.m. the next business day unless the final judgment states otherwise.

Q**WHEN IS THE CERTIFICATE OF TITLE OFFICIALLY RECORDED?****A**

The Certificate of Title will be recorded on the eleventh day after the sale. If the tenth day is a non-business day, the next business day will be treated as the tenth day. The defendant has ten days to object to the sale. If objections are filed, the Judge will rule at a hearing as to whether or not a Certificate of Title is to be issued. If the defendant files bankruptcy, the Clerk may be stayed from issuing a Title or taking any action, pending further order of the Court.

Q**AM I REQUIRED TO PAY DOCUMENTARY STAMPS ON THE SALE PRICE OF THE PROPERTY?****A**

Yes. If you purchase any foreclosure property, you will be required to pay a Documentary Stamp Tax pursuant to F.S. Chapter 201. Pursuant to Florida Administrative Code 12B-4.013(3)(a) Documentary Stamp Tax is to be computed on the amount of consideration paid which is the highest and best bid received for the property at the foreclosure sale.