Bakke Norman Publishes Article on Due Diligence at Wisconsin Sheriff?s Sales

September 21, 2026

NEW RICHMOND, WI - September 21, 2026 -
Bakke Norman has released a new article for third-party bidders considering real estate purchased at a Wisconsin sheriff?s sale. The analysis, published on the firm?s website on September 2, 2026, explains that a winning bid is only part of the transaction and that buyers should understand sale procedures, title issues, taxes, and property condition before participating.

A sheriff?s sale can offer an opportunity to acquire property at a potentially attractive price. The firm?s article cautions that the sale process differs from a conventional real estate closing. Local rules vary by county and court, and bidders may need to register in advance, present identification, or bring certified funds. Missing a procedural requirement can prevent a prepared bidder from participating at all.

Title review is identified as one of the most important steps before bidding. A title search or letter of title can reveal mortgages, judgments, tax liens, easements, covenants, and other encumbrances. Not every lien is extinguished by the sale. The firm notes that some obligations may survive and become the purchaser?s responsibility. A bid that looks favorable on its face can become far more expensive if unexpected liens remain attached to the property.

Delinquent real estate taxes and special assessments also require attention. Certain taxes and municipal charges continue to attach to the property after the sheriff?s sale is confirmed. The article recommends contacting the appropriate county treasurer for current figures and considering those amounts in the total cost of acquisition.

Inspection presents another challenge. A sheriff?s sale generally does not provide the same access a buyer would have in a traditional transaction. When lawful access is available, the firm recommends examining the structure, roof, mechanical systems, water intrusion, interior condition, environmental concerns, deferred maintenance, and possible encroachments such as fence lines or neighboring improvements. Occupancy also matters. Property is sold in its existing condition, and the bid should reflect what the bidder knows, or reasonably could have determined, prior to the sale.

?A winning bid does not necessarily mean a good investment,? said Bryan Tillman, attorney at Bakke Norman. ?Before bidding, understand the sale procedures, investigate the title, determine what taxes and assessments may survive, and inspect the property to the extent possible. Spending time on due diligence before the sale can prevent a much more expensive surprise afterward.?

Blake Fischer, another attorney at Bakke Norman, added that title work should not be treated as optional. ?You don?t want to assume that every lien affecting the real estate will be eliminated by the sale. Counsel can help determine which liens will be extinguished and which may remain the buyer?s responsibility after the sale.?

The article reflects the firm?s real estate, foreclosure, and title practice, which includes transactions, title issues, and related disputes. Bakke Norman also handles civil litigation, business transactions, debtor-creditor relations, personal injury, criminal defense, employment law, municipal law, tax law, estate planning, and probate. Attorneys often coordinate across those areas when a foreclosure sale intersects with collections, municipal charges, or later ownership questions.

Founded in 1985 by Gary Bakke, George Norman, and Tom Schumacher, Bakke Norman began in the historic New Richmond Heritage Center. The firm later expanded to a dedicated building in New Richmond and added offices in Baldwin, Menomonie, and Eau Claire. The Eau Claire office opened in January 2021. The firm has been recognized as one of the Best Law Firms in America by U.S. News & World Report.
###
For more information about Bakke Norman, contact the company here:Bakke NormanTom Schumacher715-246-3800info@bakkenorman.com1200 Heritage Dr, New Richmond, WI 54017

Bakke Norman

Bakke Norman provides comprehensive legal services to businesses and individuals. Our attorneys and staff are highly skilled in their chosen areas and well respected within their communities.

Website: https://bakkenorman.com/

Email: info@bakkenorman.com

Phone: 715-246-3800

BAKKE NORMAN
ATTORNEYS AT LAW
GENUINE | ACCOMPLISHED | EXCEPTIONAL