



Wisconsin

Foreclosure Posting Requirements

Foreclosures are generally by judicial process. Once the complaint is filed and served, the borrower and other parties have a window to time to answer or the lender may seek entry of a foreclosure judgment. The time period to obtain a judgment, including the answer period, is approximately sixty (60) days. Once the judgment is entered, the borrower and subordinate lien holders have a redemption period that extends from sixty (60) days for abandoned property to three hundred sixty five (365) days for occupied property. The lender may reduce the redemption period to one hundred eighty (180) days by waiving the right to a deficiency. The Sherriff published notice of the sale for six (6) weeks, and must notify the State at least three (3) weeks prior to the sale. The sale cannot occur until the redemption period has expired, but notice can be provided during that period. There is no post sale redemption period. Deficiency awards are allowed, but are generally waived. If a lender seeks a deficiency award, the sale will not be confirmed until the Court certifies that the sales price was fair market value.

Foreclosure Auction Locations

Most states direct the specific location where a sheriff, trustee or creditor may conduct a foreclosure sale. Often the direction is as vague as 'any public place within the county in which the property is located.' Other times, the statute requires that a foreclosure sale only be held at the site of the property to be foreclosed. Foreclosure sales can be conducted at public auction held at the front door of a courthouse of the superior court in the judicial district where the property is located, unless the deed of trust specifically provides that the sale shall be held in a different place.

Foreclosure Timeline:

Timeline Step	Days for Step	Total Days
Complaint filed and served	10	10
Answer period, Motion for default, Judgment issued	60	70
Redemption period (if deficiency waived)	180	250
Sherriff publishes notice and notifies State	36	36
Sale	1	251

(Timeline is for non-judicial foreclosures. Intervals are optimal and assumes no delays.)