

NOTICE TO BIDDERS

(Please read prior to foreclosure sale)

Every bidder should be aware of the requirements of Florida Law. We will accept cash, money orders, cashier's checks, certified checks or governmental agency checks. The successful bidder shall post immediately with the Clerk a deposit equal to 5% of the final bid. The deposit will be applied to the sale price at the time of payment. If final payment is not received by CLOSE OF BUSINESS/5:00 pm on same day, the clerk will readvertise the sale **and pay all costs of the sale from the deposit, and any remaining funds shall be applied toward the judgment.** Failure to make the deposit and/or final payment as required may result in being barred from bidding.

Bidding will not be concluded until the deposit is tendered. The bidding will not be suspended to allow a bidder time to obtain the required deposit. If the high bidder is unable to pay the deposit immediately, bidding will resume at the next highest bid and continue until all bids are taken and the property is sold. The auction will end when the bidder makes the deposit and the Clerk announces that the property is sold.

The successful bidder is also required to pay for the documentary stamps on the Certificate of Title which is calculated at \$.70 per \$100. In addition, a registry court fee is required which is calculated on the bid amount -- first \$500 – 3% and each subsequent \$100 – 1.5%.

A purchaser at a judicial sale takes the property subject to any defects, liens, encumbrances and all matters of which the purchaser had notice or of which the purchaser could have obtained knowledge.