

# FAQ

## FREQUENTLY ASKED QUESTIONS

- Q** - Is there a fixed price the property will be sold for?  
**A** - *No. It is an auction, a process in which one must make a bid. The property is sold to the highest and last bidder.*
- Q** - Is the Upset Price the price of the property?  
**A** - *No. It is the lowest amount that the property can be purchase at.*
- Q** - How can an interested person view the property?  
**A** - *A map sheet from the Registry of Lands can be obtained to locate the property. You can also contact the Sheriff's Office for further assistance.*
- Q** - What do I need to do or have to purchase a property?  
**A** - *You would need to walk with a valid picture ID and the deposit amount in the form of a manager's cheque or banker's cheque on the day of the Judicial Sale.*
- Q** - Where does the Judicial Sale take place?  
**A** - *In the parking area of the old High Court building located on Peynier Street. The parking area can be accessed on Laborie Street.*



### Registry of the Supreme Court

Located upstairs La Place Carenage  
Jeremie Street  
Castries  
St. Lucia W.I.

Tel: (758) 468-7510 (Registrar/Sheriff)  
(758) 468-7500 (Main Office)  
(758) 468-7508 (Sheriff's Office)  
(758) 724-5546  
Fax: (758) 468-7543  
Email: [sheriff.office@govt.lc](mailto:sheriff.office@govt.lc)  
[writdept.hcslu@gmail.com](mailto:writdept.hcslu@gmail.com)

# Judicial Sales



## Guidelines



**For more info contact the Sheriff's Office  
Registry of the Supreme Court**

## Judicial Sales

Here are a few points you should know to be prepared for a Judicial Sale:

### What is a Judicial Sale?

- ◆ The Judicial Sale is an *auktion* event where by the property is sold to the highest bidder who hereafter is referred to as the purchaser.

### Properties for Sale

- ◆ The properties scheduled for a Judicial Sale are advertised in the Gazette.
- ◆ The advertisement contains the deposit amount, the location, size with the surrounding roads, date and time of the sale that may interest the bidder. The sale date and time are fixed and are strictly followed.
- ◆ You can identify the property of your interest by obtaining the map sheet from the Registry of Lands.

### What things you would require on the day of the sale?

- ◆ The sale date and time are fixed and are strictly followed.
- ◆ You must produce your ID before you are allowed to Bid.
- ◆ In order to qualify, a bidder must present a *deposit* in the form of a Manager's cheque/certified Bankers' cheque made payable to the *Accountant General*. The Deposit amount is calculated at ten percent (10%) of the debt owing.
- ◆ In order for the sale to take place there must be a quorum. A quorum is a minimum of three (3) bidders.

### Failure to pay deposit

- ◆ If a bidder fails to deposit forthwith the amount required (i.e. 10% of the debt owing) his bid will be disregarded and the proceedings shall resume upon the previous bid.

### Day of the Judicial Sale

- ◆ On the day of the Judicial Sale, the sale is conducted by the Sheriff's Officer. It usually commences at 10:00am in the parking area of the Registry of the High Court on Peynier Street, Castries unless otherwise indicated in the advertisement in the Gazette.
- ◆ It has a duration of approximately one hour. Each bidder's cheque would need to be presented to the Sheriff's Officer prior to the commencement of the Sale. Thereafter, the Notice of the Proceedings will be read out to the bidders.

### How do I bid?

- ◆ The bidder will indicate that he/she wishes to bid. Once called upon the bidder shall give his/her name and indicate what their bid is.

### Bidding by Proxy

- ◆ Verbal bids may be made by proxy. Where a person purchases as proxy for another, he/she must furnish the Sheriff's Officer with the names and residence of the principal and the Power of Attorney or a ratification of the bid and purchase. Failure to furnish the information, the proxy is held to have purchased in his/her own name.
- ◆ If the person for whom the proxy acted is not known, cannot be found or is insolvent or is not capable of being a purchaser, the proxy is held to have purchased in his/her own name.

### Persons who cannot take part in the Sale

- ◆ The party whose property is being sold, if that party is personally liable for the debt and The Sheriff or other

officers conducting the sale.



### After the Judicial Sale

- ◆ After the sale is concluded, the deposit cheques are immediately returned to every bidder except for the purchaser. The deposit received by the Purchaser is retained as part of the purchased price. The purchaser will receive a receipt as proof of payment of the deposit.
- ◆ Adjudication is not perfected until full price is paid.

### Paying the balance of the Purchase Price

- ◆ The purchaser must pay to the Sheriff via the Sheriff Officer the purchase price less the deposit within six (6) months of the date of the sale with interest at a rate of six percent (6%) per annum.
- ◆ If this not paid, the deposit paid by the purchaser shall be forfeited.



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