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INDIANA SHERIFF SALES

Bidder Rules

The following information should assist bidders participate in Indiana Sheriff Sales for counties using SRI as their government auctions vendor.

NOTABLE ITEMS

- **ALL SALES ARE BUYER BEWARE AND FINAL!**
- The sale date, time, and location may change if necessary.
- Regarding liens: It is highly recommended any person interested in purchasing property at a sheriff sale should perform a title search to ensure there are no existing liens or encumbrances attached to the property. You can contact an attorney or local title company for more information.

AUCTION INFORMATION

1. Properties will not sell for less than the minimum bid. Check a property's status and minimum bid at sriservices.com.
2. Minimum bids are updated immediately after they have been received.
3. No registration is required to participate in a sheriff sale. Although, some counties may require bidders to be qualified.
4. You must be present to participate in the auction.

WINNING BIDDERS

1. Fill out your Proof of Purchase with the auctioneer before leaving the sale location.
2. Check the **Bidder Rules – Detailed** document for county specific payment information.
 - a. Generally, the entire amount of your bid is due on the sale day in the Sheriff's Office in the form of a cashier's check made payable to the County Sheriff.
3. You should receive your deed within two weeks of the sale date;
4. It is your responsibility to complete your Sales Disclosure Form and record your deed with the Recorder;
5. All property taxes and special assessments are current as of the sale day. After the sale day, winning bidders are responsible for all upcoming property tax and special assessment payments.