

TERMS OF SALE

- Cash or Certified Check only – At least 10% down at conclusion of bidding with the balance due by 3:00pm of the next business day following the conclusion of bidding. Down payment may be subject to forfeiture if the balance due is not paid in full by the due date.
- The Sheriff is selling all right, title and interest of the judgment debtor only. The interest of the judgment debtor being sold may be subject to liens, mortgages, taxes and/or other encumbrances. It shall be the sole responsibility of the bidder to undertake the necessary research to establish what liens or encumbrances, if any, exist on the property.
- No warranty is made. Sales are made “as is”. No opinion will be made by the Sheriff regarding the condition of the property.
- All sales are subject to approval of the Sheriff. Therefore, no sale is final until the successful bidder receives a Certificate of Sale signed by the Sheriff or Undersheriff.
- The successful bidder will be required to sign the Terms of Sale form at the time their bid is declared final and the property struck down.
- Any upset (minimum) price that has been fixed prior to sale will be announced prior to taking any bids.
- The purchaser shall be responsible for any storage fees accrued after the sale, as well as any permits, licenses or costs associated with the use or possession of the property.

10/7/14