



Sheriff's Sale Bid Form

Please complete all areas with printed information and provide your signature at the bottom. Incomplete bid forms will not be accepted and will be deemed as invalid for sale purposes.

Plaintiff: _____

Defendant: _____

Sheriff Sale File Number: _____ Bid: _____

Your Name: _____

On Behalf of: _____

I understand that bidding opens at 10:00 am on the date of the sale and written bids, submitted on this form, will be accepted between the hours of 10:00 am and 11:00 am this date. I understand that all bids are final and irrevocable, and the highest uncontested bid submitted by 11:00 am will prevail. I further understand that all goods or real property sold by the Sheriff of Elkhart County are sold **AS IS** and no expressed or implied warranties are to be construed as being given by the Sheriff of Elkhart County,

Signature of Bidder

Date

The Sheriff does not warrant either expressly or implied any title location, or legal description of any real estate sold at the sale. **ANY PROSPECTIVE BIDDER SHOULD OBTAIN THEIR OWN TITLE EVIDENCE BEFORE MAKING ANY BID ON ANY PROPERTIES SUBJECT TO THIS SALE.** All sales are subject to any first and prior liens, taxes and assessments legally levied and assessed thereon.

Written bids on Sheriff's sale properties may only be submitted between the hours of 10:00 am and 11:00 am on the day of the sale, on forms provided by this office. Bids must be submitted in person. Any mailed or faxed bids will not be accepted.

ANY PROPERTIES UPON WHICH CONTESTED written bids are received or upon which no bids have been received at 11:00 am, will go to the oral auction at the hour of 11:15 am or as soon thereafter as possible, and at such time any person present may bid at oral auction.

ALL BIDS ARE FINAL, no bid received may be withdrawn or amended after being duly received and recorded by Sheriff's personnel conducting the sale.

ALL BID MONIES AND COST ARE DUE PAYABLE NO LATER THAN 3:00 PM ON THE DAY OF THE SALE. Default of payment reverts property to next highest bidder at time of sale.