



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.

Sheriff's File Number: _____ Bid Amount: _____

Property Address: _____

Your Name and Phone number: _____

On Behalf Of: Name _____

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 during the open bidding at 11:00 am will prevail. I further understand that all goods or real property sold by the Sheriff at Elkhart County are sold **AS IS** and no expressed or implied warranties are to be constructed 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.

ANY PROPERTY TAXES BEING ACCRUED BUT NOT YET DUE WILL BE THE RESPONSIBILITY OF THE BUYER. All taxes due and owing on the date of the Sheriff's sale shall be paid by the seller (In accordance with Indiana Code 32-29-7-8.5) or the sale shall be cancelled.

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 written bids are received by 11:00 am, will go to the oral auction at the hour of 11:00, or as soon thereafter as possible, and at such time any person present and registered 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ALL BIDS ARE FINAL, no bid received may be withdrawn or amended after being duly received and recorded by Sheriff's personnel conducting the sale.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 BY CERTIFIED CHECK TO ECSD, NO LATER THAN 3:00 PM ON THE DAY OF THE SALE.

IF PURCHASER FAILS TO IMMEDIATELY PAY purchase money, the sheriff shall resell the property either on the same day without advertisement or on a subsequent day after again advertising in accordance with Indiana Code 32-29-7-9 (as amended from time to time)

If the amount bid at the second sale does not equal the amount bid at the first sale, including the costs of the second sale, the first purchaser shall be liable for: the deficiency; damages not to exceed ten percent (10%); and interest and costs; all of which may be recovered in a court of proper jurisdiction by the sheriff.