

Frequently Asked Questions

- 1) I want to see inside the home before I bid, can I do that?
 - a) No. The Sheriff does not have access to any of these homes, so there are never any “showings” of Sheriff Sale homes.
 - b) We do not have pictures of any of the homes

- 2) What is the Judgment amount listed on the website? Is that the amount the bank is going to bid?
 - a) The Judgment amount listed on the website is against the current property owner, not the property itself. It is not necessarily an indication of what the bank will bid on the day of the sale.

- 3) Do you know what the bank will bid before the day of the sale?
 - a) We do not have bidding information prior to the sale. You must come to the sale to see the amount the bank bids.

- 4) How does the sale work? Do I need to register before I come?
 - a) There is no registration necessary in order to bid at a sale, and we do not require that you show us proof of funds. We have blank bid forms available at the sale. We will have a screen set up so you can follow the progress of the sale, and know what the bids are at all times.

- 5) Are there any taxes or liens attached to the property if I buy it?
 - a) Possibly. We ensure that property taxes are current before the home is sold at Sheriff Sale. If there are outstanding liens attached to the property, the buyer becomes responsible for them.

- 6) What forms of payment are accepted if I am the winning bidder?
 - a) The only form of payment that is accepted is a certified bank/cashier’s check. The Sheriff does not accept letters of credit, letters of reference, or future bank financing.
 - b) The FULL AND ENTIRE amount of your bid must be paid by the deadline specified by each county. See individual county rules for more information.

- 7) Does the Sheriff have the keys?
 - a) The Sheriff does not have the keys to these properties. You are responsible for making arrangements to enter the home after purchasing.