

SHELBY COUNTY, INDIANA
SHERIFF'S SALE RULES/INFORMATION

ALL SALES ARE BUYER BEWARE AND FINAL!

Terms of the Sale:

1. The sheriff offers **NO** warranties on the real estate being sold.
2. All properties are subject to all liens, encumbrances, and easements.

Date, Time and Location of Sales:

1. All sales are scheduled on the first Thursday of the month
2. All sales are scheduled at 10:00 a.m. local time
3. All sales are held at the Courthouse Annex/Commissioners Room 25 Polk St., Shelbyville, IN 46176

Bidding:

1. The minimum bids are entered on the SRI website (www.sriservices.com) as soon as SRI receives them. The properties will not sell for any less than the minimum bid. You may check the website at any time to make sure the property has not been cancelled.
2. There is no registration to be able to bid at the Sheriff's Sale.
3. You must be present to bid on the properties being offered.
4. If you are a successful bidder:
 - a. The entire amount of your bid is due by 12:00 p.m. in the Sheriff's Department in the form of a Cashier's Check made payable to the Shelby County Sheriff;
 - b. Your deed is usually provided to you within a week following the sale date;
 - c. You are responsible for completing your own Sales Disclosure Form
* *Information available at the Assessor's Office*
 - d. You are responsible for all current payments of Real Estate Property Taxes
* *Information available at the Treasurer's Office*
 - e. You are responsible for having your Sheriff's Deed and Sales Disclosure recorded at the county offices upon receipt (All fees can be made payable via cash or check)
* *Recording process: 1st Assessor's Office, 2nd Auditor's Office, 3rd Recorder's Office*

Failure to Pay:

- Failure to pay by 12:00 p.m. same day of the sale will result in the purchaser's liability for damages and deficiencies pursuant to Indiana Law.

QUESTIONS? CALL SRI SHERIFF'S SALE DEPARTMENT 800-800-9588

