



OFFICE OF THE KENT COUNTY SHERIFF
Honorable Norman R. Barlow

Real Property Sheriff Sale Auction Rules

Bidder Requirements

- All bidders must register with the Sheriff's Office prior to the sale.
- A \$4,000 cashier's check, certified check or money order payable to Kent County Sheriff per property intended to purchase.
- Valid photo ID
- Will receive bidder number once all requirements are met. You Must have a bidder number to bid.

Terms of Sale

- Levari Facias (mortgage sale) – 20% Deposit due by 2 p.m. day of sale minus \$4000 non-refundable deposit if successful bidder. Balance of bid is due on or before the third Monday of the month following the sale.
- Vend. Exp Monition (tax sale) – 100 % balance due by 2 p.m. day of the sale minus \$4000 deposit if successful bidder. If winning bid is less than Deposit amount, a refund will be disbursed no sooner than 10 days after the sale date.
- Failure to pay balance of bid by the due date will result in a \$500 late fee and may result in your bidding privileges being suspended for future sales and forfeiture of your deposit.

General Information - Properties are sold sight unseen, as is; There is no "walk through" or appraisal of the properties before or after the sale. As a bidder, **YOU** are responsible for your bid and your activities surrounding the transaction. You are responsible for maintaining custody of and returning the Bidder Card(s) before leaving. Any financing for Sheriff properties must be arranged prior to the auction, not after. Simply being preapproved for financing is not sufficient. Your bid does not necessarily negate other debts on the property. It is the responsibility of the bidder to research the Title History, Tax Lien, Public Record and Bankruptcy Info for each property. Issuing a bad check to the Sheriff's Office is a crime and will be prosecuted to the fullest extent of the law.

Post Sale Information - Tenants/Owners of properties sold at Sheriff Sale are not automatically evicted. You must file a motion in Superior Court to evict if the Tenants/Owners do not voluntarily agree to vacate the property. Failure to follow this rule may result in your arrest of a criminal offense.

Failure to comply with the auction rules may result in the bidder being barred from bidding at future sheriff sales.

Name of Bidder (print): _____ Bidder # _____

Company Name (if applicable): _____

Signature _____ Date: _____



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Bidder Registration Form

Date: _____

Bidder Name: _____

Bidder Address: _____

Bidder Phone: _____

Company Email: _____

Drivers License State/#: _____

If you are bidding for any entity (business, company, LLC, etc.) other than your name you must
complete the portion below.

Company Name: _____

Company Address: _____

Company Phone: _____

Company Email: _____

Authorized Purchasers: _____

Office Use

Bidder Number: _____