

LAGRANGE COUNTY, INDIANA SHERIFF'S SALE RULES/INFORMATION

****Bidders Must Be Qualified****

A current letter from your bank, on letterhead, stating you can bid up to a specified amount, signed off by your bank representative is required prior to the time of sale.

ALL SALES ARE BUYER BEWARE AND FINAL!

Date, Time and Location of Sales:

1. All sales are scheduled at 10:00 a.m. local time
2. All sales are held at the LaGrange County Sheriff's Office located at 0875 S. State Rd. 9, LaGrange, Indiana.

All dates, times, and locations of sales may be changed if necessary and with proper notice.

Bidding:

1. The minimum bids (beginning bids) will be posted on the Sheriff's website if available before the time of sale. Otherwise the minimum bids are given at the time of sale. The property will not sell for any less than the minimum bid. You may check the Sheriff's website at any time to make sure the property has not been canceled.
2. Prior to bidding, you must present your bank letter to office staff to register as a bidder. At that time, you will be given a bidder number card. You will use this card during bidding.
3. You must be present to bid on the properties being offered. No telephone bidding.
4. If you are a successful bidder:
 - The entire amount of your bid is due by 2:00 o'clock p.m. at the LaGrange County Clerk's Office in the form of a cashier's check made payable to the LaGrange County Clerk;
 - Your deed will be provided to you after we have received it from the representing attorney and is processed by our office.
 - You are responsible for completing your own sales disclosure form to transfer the property with the auditor; and
 - You are responsible for recording your deed with the recorder.

Failure to Pay:

- Failure to pay by 2:00 P.M. on the sale date will result in the successful bidder's responsibility for damages and deficiencies pursuant to IC 32-29-7-9.

Liens on Property:

If Real estate taxes and sewer owed on the property are unpaid the property will be withdrawn from the sale. It is highly recommended that any person interested in purchasing a property at a Sheriff's sale should perform a title search to ensure there are no other existing liens or encumbrances that may follow the property (that you, as a buyer, will be responsible for.) You can contact an attorney or local title company for further information.