

**CONDITIONS OF SALE  
SAMPLE**

1. The highest bidder shall be the purchaser.
2. The purchaser must pay 20% of the purchase price at the close of the sale in cash, certified check, cashier's check, or treasurer's check. The balance to be paid within 30 days with lawful interest calculated on the unpaid balance from the 11<sup>th</sup> day after sale.
3. If the purchaser fails to comply with any of the conditions of sale, the property will be sold a second time, the former purchaser being held responsible for all losses and expenses. The deposit is to be retained by the Sheriff to be disbursed by court order.
4. Sold subject to restrictions of record which are unknown to me and unpaid taxes or assessments and such state of facts as an accurate survey would disclose.
5. A deed shall be delivered to the purchaser within 30 days from the date of sale, with lawful interest calculated on the balance due, from the 11<sup>th</sup> day after sale, until balance is paid.
6. Immediately upon conclusion of the sale, should the successful bidder fail to sign the conditions of sale and pay the 20% deposit as required herein, the Sheriff shall resell the property without further notice by public advertisement.

The above property was bid off by me for the sum of \$ \_\_\_\_\_ and I agree to comply with the above conditions.

Signature \_\_\_\_\_

PLEASE FILL OUT THE FOLLOWING INFORMATION AS IT IS TO APPEAR ON THE DEED

**NOTE:** WHEN VESTING INFORMATION IS TO BE SUPPLIED AT A LATER DATE, IT MUST BE SUPPLIED TO THE SHERIFF WITHIN 10 DAYS OF THE DATE OF SALE. IF NOT SUPPLIED BY THAT TIME, THE SHERIFF WILL ISSUE THE DEED TO THE PARTY WHO PURCHASED AT THE SALE.

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Assignment \_\_\_\_\_

Address \_\_\_\_\_

Deed Preparation by Sheriff \_\_\_\_\_ Attorney \_\_\_\_\_