

Carroll County

1. Sales are held in the Lobby of the Sheriff's Department located; 310 W. Main , Delphi, IN
2. Sales will occur every fourth Wednesday of each month at 10:00 am.
3. Law Firm is responsible for securing publication.
4. All cost checks of \$138.00 payable to the County Sheriff must accompany praecipe for a sale date to be established.
5. All sales are AS IS-BUYER BEWARE. All properties are subject to **ALL** liens, encumbrances and easements of record.
6. There are no warranties or guarantees.
7. All successful bidders will receive a sheriff deed, not a warranty deed
8. Successful bidders are responsible for preparing their own sales disclosure forms. Forms must be completed online:
http://www.stats.indiana.edu/sdf/RD_5/sdfEnter_R1_5.aspx
9. Successful bidders must pay the County Sheriff in full with a cashiers check by 3 pm day of sale.
10. Successful bidders are responsible for paying all current Real Estate Property Tax payments. Check with Treasurer for Installment due dates.
11. All sales are final. If you fail to pay in full by 3pm, the home will be resold and you are responsible for any deficient amount.