

BEDFORD COUNTY SHERIFF CONDITIONS OF SALE

1. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (“Auction”). All bidders must submit a Five Hundred and 00/100 Dollar (\$500.00) deposit (“Deposit”) plus a Thirty-Five and 00/100 Dollar (\$35.00) processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (“Auction Date”) and shall allow a bidder to bid on all the properties that close on the Auction Date. The Deposit will be applied equally among properties purchased by the bidder on the Auction Date.
2. The highest bidder shall be the purchaser. Upon the auction’s close, purchaser shall have their deposit applied towards their balance due. Purchaser shall pay the balance of 10% of the purchase price plus a 1.5% buyer’s premium (on the total purchase price) by close of business of the Sheriff’s Office on the first (1st) business day following the Auction (“Due Date”). The purchaser shall then have fifteen (15) days to pay the remaining balance. Payments shall be made to Bid4Assets by wire transfer, cashier’s check or certified check only. Payments will NOT be accepted by the Sheriff’s Office.
3. Failure to comply with the Conditions of Sale, including but not limited to the failure to pay the remaining balance by the Due Date and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default (“Default”) and the down payment shall be forfeited by the highest bidder to pay the costs of sale.
4. In the event of a Default by the highest bidder, the next highest bidder may be notified by Bid4Assets. The Sheriff may choose, at their discretion, to settle with the next highest bidder who has complied with all the Conditions of Sale.
5. No representation is made as to the quality of title of the property to be sold; in other words, there is no guarantee that the title is free and clear and considered marketable or whether it is subject to any liens, taxes, encumbrances, mortgages or other monetary charges whatsoever.
6. In the event there are such monetary charges whatsoever, the Sheriff’s Office makes no representation as to the following:

- (a) The amount due and owing under any such monetary charge will be paid out of the proceeds of the sale.
 - (b) Whether or not the monetary charge will be discharged or released from the property to be sold.
 - (c) Whether or not the property will be sold subject to such monetary charge so that the title will continue to be bound by it after the Sheriff's Sale.
7. The deed will be delivered to the Bedford County Recorder's Office no sooner than (20) days but no later than (40) days from the day of the Sheriff's Sale.
 8. It is not a requirement, but it is suggested that you purchase fire insurance to protect your new investment.
 9. All third-party buyers are required to pay Bid4Assets 10% by the following business day, and the remaining balance MUST be paid within 15 days or your deposit will be forfeited to the Sheriff's Office, and the property will then be offered to the second highest bidder.
 10. The Sheriff's Office will not accept bids from the property owner whose name is on the current sale list.
 11. The minimum bid will include delinquent taxes as well as delinquent water and sewage bills.