

Madison County Sheriff Sale Procedures

A Sheriff Sale is the result of a court ordered bank foreclosure for the non-payment of standard monthly mortgage. In Madison County, this sale is scheduled once each month (Friday of the month at 10AM). This type of sale should not be confused with "Tax Sales" which are held by the Treasurer's Office for non-payment of real estate taxes.

Notices are published in the Elwood Call Leader and Anderson Herald Bulletin on Thursdays and in the Pendleton Times on Thursdays. Notices and legal descriptions are also posted on the bulletin board located in the Government Center, just outside of the Treasurer's Office.

Sheriff Sales are not held on property location. They are held in the Madison County Government Building in the Commissioner's Court, 16 East 9th Street, Suite 110 Anderson Indiana. You must be present in order to bid on any property; the bank will start the bidding and verbal bidding will follow.

Bidders must have the funding available on the day of the sale. All winning bids must be paid IN FULL no later than 2 pm on the day of the sale by bank check made payable to the Sheriff of Madison County. Letters of credit or other letters of verification are not accepted. All properties sold by the Sheriff's Office by court order are sold "as is." It is the buyer's responsibility to ensure that the buyer is aware of all legalities of such a purchase.

Buyers of these properties become responsible for outstanding liens. It is the buyer's responsibility to research the property for liens and to ensure the legal description matches the common known street address. The Sheriff's Office does not warrant the common known street address as it is listed.

The Treasurer's office can advise if there are taxes owed on the property. These taxes may include real estate taxes, sewer liens, weed liens, ditch assessments and unsafe building liens.

The Assessor's office can give assessment information concerning lot size, square footage, room sizes, building materials, past ownership, yearly taxes due and etc.

The Recorder's Office and the County Clerk's Office may also have a record of any other liens against the property. A realtor may be able to give advice as to if the property has been listed before and can give a profile of the home if it has been listed for sale in the past.

Title searches are the responsibility of the purchasing parties. Buyers should be aware that any Federal or State liens become the responsibility of the new purchaser.

In many cases, individuals still reside in these properties. Generally an interested individual cannot view the inside of the property prior to the sale, unless the interested individual gets permission from the owner. The Sheriff's Department does not recommend being on the premises of the property.

If those who reside on the property prior to the sale have not moved by the day of the sale, it is the responsibility of the purchasing party to file the proper eviction papers through the court system

All Sheriff Sale inquiries should be directed to:

16 E 9th Street, Suite 305

Anderson, IN 46016

(765) 641-9620

dwatkins@madisoncounty.in.gov

Scott C. Mellinger, Sheriff

Deena Watkins, Court Administrator