

**PALM BEACH COUNTY**  
**SHERIFF'S OFFICE**

RIC L. BRADSHAW, SHERIFF



## CONDITIONS OF SALE

All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold or to any bidder at sale. In anticipation of participating in the sale and purchasing property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, title, encumbrances and/or mortgages held against the property.

Images of the property will be available on the Palm Beach County Sheriff's website at <https://www.pbso.org/inside-pbso/law-enforcement/court-services-division/sheriffs-sale>. In addition, stored personal property will be available for in-person viewing at the date, time and location provided in the Sheriff's Notice of Sale which can be accessed at <https://www.pbso.org/inside-pbso/law-enforcement/court-services-division/sheriffs-sale>. In preparation of participating in this sale, bidders assume all responsibility for due diligence in establishing the condition of the property to be sold.

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the sale. Bidders need to be registered at least one hour prior to the start of the sale. The plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale prior to the sale for reasons of bankruptcy and/or any other reasons that may arise. In addition, the Sheriff's Office reserves the right to withdraw from sale all or part of the property at their discretion.

The highest bidder shall be the purchaser. By the close of the next business day after the sale, the purchaser shall pay the exact amount of the balance due (plus a \$35 per asset processing fee). If the payment deadline falls on a federal holiday, payment deadline shall be close of business on the first business day after that date. Payment shall be made to Bid4Assets. Failure to pay the balance by the due date will result in a default. In the event of a default the next highest bidder may be notified by Bid4Assets. Sheriff may settle with the second or successive bidder who has complied with all of the conditions of sale. The defaulting party shall be liable to the plaintiff and/or the Sheriff for any and all costs incurred for the resale of the property. If there is a senior creditor, and the plaintiff is the winning bidder through utilization of their credit bid, payoff of the senior creditor must be made to the Sheriff's Office or the sale will be forfeit.

The Release of Property form will be emailed to the winning bidder at the email address provided when registering with Bid4Assets. The Release of Property form will be emailed upon receipt of payment from Bid4Assets which will take approximately 5 to 6 business days. An email acknowledging receipt of the Release of Property form will be requested; however, the winning bidder shall be responsible for any property storage fees and costs after the Release of Property form has been emailed. The Sheriff's Deed or Sheriff's Bill of Sale will be prepared and mailed to the winning bidder at the mailing address provided to Bid4Assets approximately 15 days after payment received by the Sheriff's Office from Bid4Assets. It is the responsibility of the winning bidder to contact the Sheriff's Office to verify the accuracy of your email address and mailing address. The Sheriff's Office can be contacted at (561) 355-6481 or [pbsosales@pbso.org](mailto:pbsosales@pbso.org).

Failure to comply with the Conditions of Sale, including but not limited to the failure to pay the balance by the Due Date and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default").

### Important points to remember:

- The Sheriff's Office highly recommends that you seek the advice of an attorney to review the pros and cons of a Sheriff's Sale purchase.
- The Sheriff's Office does not guarantee clear title to any property being sold.
- The winning bidder may be responsible for additional liens; your due diligence is required.
- The winning bidder may be responsible for completing an eviction or ejectment process. Seek legal advice for all matters related to the eviction/ejectment process.
- The Sheriff's Office and Bid4Assets do not have keys to any of the real properties.
- Prospective bidders cannot inspect the interior of any real property listed for sale.
- The Sheriff's Office complies with Florida Statutes 55 and 56 and the Florida Rules of Civil Procedure.
- Properties are advertised in ~~The Palm Beach Daily Business Review~~ *the Sun Sentinel*.
- The full listing of properties is available on the Sheriff's website under Sheriff Sales at <https://www.pbso.org/inside-pbso/law-enforcement/strategic-operations/special-investigations-division/fugitive-warrants-unit/>
- The sales are open to the public via an online format at [Bid4Assets.com/pbsosheriffsales](http://Bid4Assets.com/pbsosheriffsales)

- *Please register your account with the name you want attached to the bill of sale / deed as names cannot be changed after the sale.*

If you wish to participate in the sale and do not have access to a computer, Bid4Assets website can be accessed on mobile devices and tablets. An "offline" bid packet can be obtained by contacting Bid4Assets.

Terms and conditions are subject to change by the Sheriff and Bid4Assets.