



Raphael Washington  
*Wayne County Sheriff*

**BIDDING RULES FOR JUDICIAL SALES  
CONFORMITY WITH RULES IS MANDATORY  
THERE ARE NO EXCEPTIONS**

**NO PROPERTY SHALL BE SOLD TO 3<sup>RD</sup> PARTY BIDDERS UNLESS THERE HAS BEEN OPEN  
AND COMPETITIVE BIDDING ON THE FIRST FLOOR OF THE  
COLEMAN A YOUNG MUNICIPAL CENTER**

1. After introducing him/herself at the beginning of the sale hour, the Auctioneer shall distribute a rules sheet to all interested parties.
2. The Auctioneer shall instruct each person to read the Bidding Rules and if they are willing to bid in accordance with said Rules, they must sign their sheet before bidding begins. At the end of the sale bidders shall report to RM 1711 where they will be given a receipt verifying their purchase. In order to continue having bidding privileges, potential bidders shall renew their agreement to abide by the Bidding Rules every year.
3. The Auctioneer shall begin the sale by reading the commonly known address as well as the opening bid for each piece of property.
4. The auction begins at 11:00 a.m.. Bidding begins at approximately 11:45 a.m. The Auctioneer is in complete control of the auction. The Auctioneer shall ask all bidders to verbally inform the Auctioneer that they want to bid on a given piece of property. Written bids, hand signals and the like will not be recognized as a bidder must orally place the opening of one dollar (\$1.00) over the starting bid. The Auctioneer will then ask for competitive bids. Where there are no competitive bids, the Auctioneer will state the present bid and close the sale if no other bids are placed.
5. The Deputy Sheriff has the authority to check for funds. Frivolous bidding (bidding without the required funds) shall not be tolerated. When a bidder bids the price up and upon checking funds, is found not to have the requisite amount, the bid shall return to the most recent bid with confirmed funds.
6. When there is competitive bidding, the Auctioneer shall record each bid and the name of the person who places the bid. As the Auctioneer is in complete control of the auction, he/she sets the bidding increments depending on how the bidding is proceeding. The bidding increments are \$100.00, \$500.00 and \$1,000.00. The Auctioneer must be sensitive to the patterns among the bidders and set the increments accordingly.
7. **THERE IS NO GUARANTEE THAT THE PROPERTY WILL BE VACANT**

**NO PROPERTY WILL BE SOLD AFTER THE AUCTION IS CLOSED.**

WAYNE COUNTY SHERIFF'S COURT DIVISION  
2 WOODWARD RM 1711 • DETROIT, MI 48226  
(313) 224-2260 PH (313) 224-2433 FAX

**Bidding Rules for JUDICIAL SALES**

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8. Once the property is announced "SOLD", the Auctioneer will announce the successful bidder, without exception.
9. The successful bidder must have a cashier's check in the exact amount of the opening bid price. Additional cashier's check(s) to cover surplus should be made payable to himself/herself to cover his/her total bid. Surplus can be paid in CASH. If the surplus is \$1.00 it must be paid in cash. At the end of the sale, the successful bidder shall endorse the checks to cover the surplus over to the, "Wayne County Sheriff".
10. If the successful bidder does not have the exact amount of the surplus funds, he/she must leave a check for the opening bid amount with the Auctioneer. The bidder will have one hour to return with the exact amount of surplus funds. If the bidder does not return within the one-hour period, the next highest competitive bid will be accepted. (The bidder must have previously confirmed funds totaling the entire bid amount)
11. No sales shall be rung up before the sale hour has expired.
12. Successful bidders shall be able to pick up their deed(s) after the sale has been confirmed by the Court. All bidders must complete a Bidder's Information Sheet and show a **Valid State Identification or Driver's License Only**. The exception to this rule is when a valid bankruptcy or any other legally valid reason (e.g. restraining order, reinstatement of the mortgage/lein) that the sale should not have been held, was filed prior to the sale. In the case of a bankruptcy, the successful bidder will receive a full refund which will be processed through the Wayne County Treasurer.
13. **IT IS THE BIDDER'S RESPONSIBILITY TO DO RESEARCH PRIOR TO PURCHASE.**

**I have read the above stated rules. My below-executed signature signifies my agreement to abide by them.**

\_\_\_\_\_  
**Your Signature**

\_\_\_\_\_  
**Your Printed Name**

\_\_\_\_\_  
**Name of Business (if applicable)**

\_\_\_\_\_  
**Phone Number(s)**

\_\_\_\_\_  
**Today's Date**

**ORIGINALLY DRAFTED 01/14/2022**

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