



Raphael Washington
Wayne County Sheriff

**BIDDING RULES FOR MORTGAGE SALES BY ADVERTISEMENT
CONFORMITY WITH RULES IS MANDATORY
THERE ARE NO EXCEPTIONS**

**NO PROPERTY SHALL BE SOLD TO 3RD PARTY BIDDERS UNLESS THERE HAS BEEN OPEN
AND COMPETITIVE BIDDING IN THE AUDITORIUM IN THE CITY TOWERS IN THE
COLEMAN A YOUNG MUNICIPAL CENTER**

1. After introducing him/herself at the beginning of the sale hour, the Auctioneer shall distribute a bidders 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, there will be a receipt available from the Auctioneer verifying their purchase. In order to continue having bidding privileges, potential bidders shall renew their agreement to abide by the Bidding Rules once a year.
3. Any person who observes sales is encouraged to read the Bidding Rules to acquaint themselves with the bidding process.
4. The Auctioneer shall begin the sale by reading the commonly known address as well as the opening bid for each piece of property. The Auctioneer shall follow the order in which the representatives of Commonly Known Address (C/K/As) and opening bids have been read.
5. Bidding begins after the one-hour time period has elapsed. 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.
6. 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.
7. 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 \$1,000 and \$2,000.00, etc. The Auctioneer must be sensitive to the patterns among the bidders and set the increments accordingly.
8. At the end of the sale, the Auctioneer shall place the deeds for those parcels, which were not bid on in a pile to be returned to the mortgagor.

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 Mortgage Sales by Advertisement
Page 2

9. Once the property is announced "SOLD", the Auctioneer will announce the successful bidder, without exception. The bidder shall pay the Auctioneer for their purchase in the Auditorium at the time of the sale. PURSUANT TO MCL SECTION 565.201(1)(d), all successful bidders shall include the street address of the grantee (company/corporation/individual) whose name and address shall be inserted in the sheriff's deed. **POST OFFICE BOXES ARE NOT ACCEPTABLE.**
10. The successful bidder must have a cashier's check in the exact amount of the opening bid price and additional cashier's check(s) to cover surplus made payable to himself/herself to cover his/her total bid and/or surplus can be 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 amount (the amount that the bidding exceeds the opening bid amount) over to the "Wayne County Sheriff" and/or CASH will be accepted. If a bidder fails to complete the sale transaction, they shall be banned from any further Wayne County Sheriff Foreclosure auctions. **ALL SALES ARE FINAL.**
11. If the successful bidder has the exact starting bid amount in a cashier's check and one or more cashier's check that are in excess of the surplus, the bidder must allow the Auctioneer to hold the excess check as security and allow the bidder exactly one hour after the sale to get the proper surplus check. He / She will leave the starting bid check with the Auctioneer. If the bidder does not return within the one-hour period, the sale shall revert to the mortgagor.
12. Transactions of sale fees shall be rung up on the cash register in the same order as the bidding was done. No sales shall be rung up before the sale hour has expired.
13. Successful bidders shall be able to pick up their deed(s) two weeks from the sale date **(with 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) that the sale should not have been held, was filed prior to the sale, but notice if it was received after sale. In the case of a bankruptcy or restraining order, the successful bidder will receive a full refund of the successful bid amount.
14. In the case of reinstatement of the mortgage, notice of said reinstatement shall be faxed to the Civil Division by 4:00 p.m. the day of the sale. In this case, the successful bid amount shall be returned to the bidder immediately. Failure to receive said notice shall result in the successful bid amount being deposited into the Civil Division's bank account and the Sheriff's Deed processed for return to the successful bidder.
15. **IT IS THE BIDDER'S RESPONSIBILITY TO DO RESEARCH PRIOR TO PURCHASE.**
16. **ANYONE REMOVING ADJOURNMENTS FROM THE PUBLIC BOARD WILL BE OFFICIALLY EXCLUDED FROM PARTICIPATING IN FUTURE SHERIFF FORECLOSURE AUCTIONS.**
17. **THE ORIGINAL SHERIFF DEED IS A LEGAL DOCUMENT. ANY ALTERATIONS MADE PRIOR TO RECORDING BY THE BIDDER WILL RESULT IN BANNING FROM BIDDING AT FUTURE SHERIFF AUCTIONS.**
18. Bidding rules are subject to change as necessary.

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 01/01/08 - AMENDED 03/14/2024 TG

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