

Sheriff's Office Sales Guide to Bidders

It is strongly recommended that you seek legal counsel to assist and advise you in your endeavor to purchase property at a Sheriff's Sale.

Neither, the Sheriff of Shelby County or his deputies or other representatives are permitted to give legal advice.

Click on a Question to find an answer:

What is a Sheriff's Sale?

A Sheriff's Sale is an execution on a judgment that may be taken on Real Estate and/or Personal Property to satisfy a debt.

Where are the Sheriff's Sales held?

Sales of real property are held at the front door of the Shelby County Courthouse, 140 Adams Avenue, Memphis, Tennessee.

Sales of automobiles and other vehicles are generally held at Dick Diggons, 3493 Democrat Road, Memphis, Tennessee.

Other items of personal property may, on notice, be held at other locations.

When do the Sheriff's Sales take place?

The Sheriff's Sales are conducted when announced.

Where are the Sheriff's Sales advertised?

Sheriff's sales of real property are presently advertised in the [Daily Legal News](#) or other newspapers of general circulation as required by law.

Sheriff's sales of automobiles and other personal property are posted at these locations:

- Shelby County Courthouse, 140 Adams Ave., Memphis, Tennessee
- Shelby County Credit Union, 157 Poplar Ave., Memphis, Tennessee
- Shelby County Credit Union, 1160 Sycamore View Rd., Memphis, Tennessee
- Freeman Towing, 1579 E. Brooks Rd., Memphis, Tennessee
- Ben L. Hooks Main Library, 3030 Poplar Ave., Memphis, Tennessee

What methods of payment are accepted?

Cash only for items of personal property unless otherwise advertised.

Sales of real estate require a 10% cash deposit at time of sale. The balance of the sales price is due by 2:00 p.m. the day of the sale in the form of a wire transfer or certified bank check payable to the Clerk of the Court which ordered the sale.

Who determines the amount of money the property will be sold for?

The attorney who represents the particular lender, taxing body or a judgment holder determines the amount they are seeking. This bid will rarely be less than the judgment amount and cost to bring the property to sale.

What is the minimum acceptable starting price for real or personal property sold at a Sheriff's Sale?

The minimum acceptable price can be set by the Sheriff, however, the starting price can not be less than 50% of the FMV of the item.

Is any property research required before the Sheriff's Sale?

The Sheriff's Office strongly recommends doing a complete title search. This will also assist you in deciding whether to buy the property.

Are any guarantees or warranties given for real or personal property sold at a Sheriff's Sale?

No. The Sheriff's Office makes no guarantee or warranty regarding the condition, value, or functionality of any item or property sold. Every item is sold "as is".