

Tax Sales Information

1. The Sheriff's Office conducts or adjourns sales in accordance with State Statutes or Court Rules.
2. We cannot authorize persons to enter or inspect any property that may be offered for auction. Property/Trailer is sold "as is". Buyer assumes all risks/liabilities associated with purchasing a property at Sheriff's Tax sale.
3. Buyers are strongly encouraged to obtain professional assistance and/or legal advice before purchasing a property/trailer at Sheriff's Tax sale.
4. The property/trailer may be subject to liens or other interests, **NO** warranty as to clear titles or deeds is expressed or implied.
5. If the property/trailer is occupied, it will be the buyer's responsibility to deal with any occupants legally.
6. Notice of a property/trailer to be sold at auction is in accordance to ARS §42-19111. Notices of sales are published in Arizona Business Gazette and also posted in the downtown Maricopa County Superior Court Complex (East court building lobby), the Sheriff's Office Judicial Enforcement Division (2nd floor public lobby) and, on the property to be sold.
7. To determine if the sale will be held or if more information is needed, you can call the Sheriff's Tax Unit at 602-876-1831. To speed your inquiry, refer to the account number (Acct #) that appears on this web site, the posted legal notice or newspaper advertisement.
8. Court rulings or state statues may cause a sale of a property/trailer to be cancelled and removed from auction proceedings at any time.
9. The owner of personal property, a lien claimant or a conditional vendor may redeem the property at any time before the actual sale by the sheriff by paying to the sheriff the taxes, interest and costs. (ARS §42-19112). The right to redeem terminates after the property is sold.
10. Sheriff Tax Sales of property/trailers are open type auction sales (sealed or mailed bids are not accepted). The requested opening bid is for the amount of tax, interest & costs of sale owed. Subsequent bids may be higher or lower from that amount. A property may be sold at an amount that is less than the taxes owed. Property is sold to the highest bidder for cash (ARS §42-19113).
11. If the accepted highest bid amount is not paid to the Maricopa County Treasurer's Office within 5 business days following the auction it will be deemed that the successful bidder has forfeit their priority in purchasing the property and the next highest bidder may be contacted and afforded the opportunity to purchases the property/trailer at their original bid amount. The property may also be processed and re-listed for auction at a later date.

12. The successful bidder will receive a Sheriff's "Bill of Sale" when full payment of the bid price is received by the Maricopa County Treasurer's Office. This may not give clear title to the property. We recommend a title search before you bid on auction property/trailer. Private firms conduct title searches. They may be found in the yellow pages of the telephone directory. They charge a fee for title searches. For inquiries regarding the status of your Sheriff's "Bill of Sale" from your successful bid/purchase at a tax auction, you must contact the Maricopa County Sheriff's Tax Unit at 602-876-1831.
13. For a successful bidder at an auction who wins a property/trailer at "less than taxes owed" The Maricopa County Treasurer's Office will require an additional 8-12 weeks following the bid payment to process and provide additional, necessary documentation. For inquiries regarding the status of this necessary, required documentation from your successful bid/purchase at a tax auction, you must contact the Maricopa County Treasurer Office @ 602-506-8511.
14. All mobile homes must be titled with AZ Motor Vehicle Department within 15 days of purchase per ARS 28-2051. For inquiries regarding documentation required for title transfer following a tax auction you must contact the Arizona Department of Motor Vehicles @ 602-712-7355 or www.azdot.gov.
15. All tax auctions are held at the offices of the Sheriff's Judicial Enforcement Division -111 S. 3rd Ave, Phoenix, AZ 85003 -2nd floor auction room @ 10:00 am. on the advertised sale date.