

BEAVER COUNTY SHERIFF'S OFFICE
SHERIFF'S SALE CONDITIONS OF SALE

1. The Sheriff sells all the right, title, and interest of the Defendant in the property. 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. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Distribution under Pa. R.C.P. 3136.
2. Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$5,000.00 deposit (plus a \$35.00 processing fee) to Bid4Assets before the start of the auction. This single deposit will be associated with a particular auction date and allows a bidder to bid on all auctions that close on that particular date.
3. The plaintiff's attorney shall submit their "upset price" at least 1 hour prior to the start of the auction. The "upset price" is the least amount the plaintiff will accept for a property. The bidding will start at costs and taxes owed on the property associated with the sale.
4. The bidding will begin at 10am on the day of the sale and end at 12pm same day. End time may change due to continued bidding.
5. All bidding shall be in increments of \$1,000.00 (One Thousand and 0/100 dollars).
6. The successful bidder shall pay any deficiencies between the deposit and 20% of final sale price plus a 1.5% buyer's premium on the final sale price by the next business day by 4pm. The successful bidder shall pay the exact amount of the remaining balance, (balance owed after 20% is paid), within 30 calendar days of the sale. If the payment date falls on a federal holiday, payment deadline shall be the close of business day on the first business day after that. Payments shall be made to Bid4Assets.
7. **Failure to pay a total of 20% (including deposit) by next business day of the sale will result in a default and the forfeiture of the bidder's deposit. Also, failure to pay remaining balance (after the**

20% is paid) within 30 days of the sale date will result in a default and forfeiture of the bidder's deposit and any monies paid during that time period. In the event of a default, the next highest bidder may be notified by Bid4Assets. The Sheriff may settle with the second highest bidder who has complied with all of the conditions of sale. The defaulting party shall also be liable to the plaintiff and/or the Sheriff for any and all costs incurred for the resale of the property.

8. Winning bidder shall comply with all post sale instructions required by the Sheriff's Office and Bid4Assets. The winning bidder shall be responsible for the cost of preparing the deed and such other costs that are imposed by law. These costs are withdrawn from the payment received from winning bidder.
9. The plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale prior to the auction for reasons of bankruptcy and/or any other reasons that may arise.
10. Bankruptcy, on the part of the bidder, or any other court action concerning the Sheriff's Sale will not relieve the successful bidder from their requirements to complete the sale.
11. The Schedule of Distribution will be completed pursuant to Pennsylvania Rules of Civil Procedure after the sale by the Sheriff's Office for all properties sold to third party bidders.
12. The Schedule of Distribution directs how the purchase price of the property will be disbursed and which liens will be satisfied. The Sheriff's Office follows the Pennsylvania Rules of Civil Procedure when determining these payments.
13. Once the Schedule of Distribution is complete, we will mail a copy to the third-party bidder and all parties involved. It will also be made a part of the case history at the Prothonotary's Office.
14. Distribution payments will be made in accordance with the proposed Schedule of Distribution unless exceptions are filed on or before the 10th day of the distribution date. Pending litigation will delay processing the distribution and deed.
15. Winning bidder must comply with post-sale instructions required by Bid4Assets and the Sheriff's Office. The Sheriff's Office must receive your vesting instructions to process the deed. If the Sheriff's grantee is to be anyone other than the purchaser, a written assignment must be filed with the Sheriff. Once recorded, the deed will be mailed to you with the Schedule of Distribution.

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. Seek legal advice for all matters related to the eviction process.
- The Sheriff's Office and Bid4Assets do not have any keys to the properties.
- Prospective bidders cannot inspect the interior of any property.
- Each purchase is unique; situations and issues will vary from case to case.
- The Sheriff's Office complies with the Pennsylvania Rules of Civil Procedure.
- Handbills are posted on each property listed for Sheriff Sale.
- The full listing of properties is available on the following website:
<http://pasheriffsales.com/calendar.cfm?county=13>
- Sale dates are listed on the Sheriff's Office website under the Sheriff Sales tab. <http://www.beavercountypa.gov/Depts/Sheriff/Pages/default.aspx>
- The sales are open to the public via an online format at:
www.bid4assets.com/beavercountypasheriffsales - registration is required.
- Deeding instruction packets for properties sold for Costs to the Plaintiff must include:
 - The law firm's cover letter stating plaintiff's vesting instructions
 - Two completed Pennsylvania Realty Transfer Tax Statement of Value forms with original signatures on both
 - One copy of the complete mortgage and any assignments associated with said mortgage.
 - A self-addressed stamped envelope for the return of the recorded deed and any additional paperwork.
 - Refunds will be mailed with the cost sheet after the deed has been recorded.

Bid4Assets can be accessed on mobile devices and tablets.

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