

TERMS AND CONDITIONS OF SHERIFF'S SALES OF REAL ESTATE:

1. The highest bidder shall be the purchaser.
2. Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$1,000.00 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. The successful bidder shall pay any deficiencies between the deposit and 10% of final sale price plus a 1.5% buyer's premium on the final sale price by 4pm ET on the date of the auction. The successful bidder shall pay the exact amount of the remaining balance, (balance owed after 10% is paid), within 10 business 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. If successful bidder does not satisfy any payment deadlines, all monies paid shall be forfeited and sheriff reserves the right to sell property to a backup bidder.
3. The highest bidder shall, immediately after the premises is sold, execute a written acknowledgement of the sum bidden and the purchase price on the foregoing and following terms, (with a Warrant of Attorney), to confess Judgment, if the balance is not paid by the time limited.
4. All real estate taxes levied on the subject during the years **prior** to the year of the date of the sale will be paid from the proceeds of the sale, after the payment of sheriff's costs.
5. **ALL REAL ESTATE TAXES LEVIED DURING THE YEAR OF THE DATE OF THE SALE WILL BE THE OBLIGATION OF THE PURCHASER. PURCHASERS ARE ADVISED TO CONTACT LOCAL TAX COLLECTOR TO INQUIRE ANY TAXES DUE.**
6. TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Proposed Distribution will be filed by the Sheriff (unless premises are sold to Plaintiff for Costs Only) on or before 30 days post sale, and distribution will be made, in accordance with the Proposed Schedule unless written Exceptions are filed thereto within ten (10) days after the posting date.
7. The Sheriff may withdraw the property from sale, if authorized by the Attorney for the Plaintiff.
8. 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.
9. 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.

SHERIFF OF BRADFORD COUNTY