

All properties are sold "AS IS," with NO expressed or implied warranties OR guarantees whatsoever. The Chester County Sheriff and Bid4Assets shall not be liable for any loss or damage to the premises sold resulting from any cause whatsoever. In anticipation of participating in this auction and purchasing a property, the bidder assumes all responsibility for performing all "due diligence." The Chester County Sheriff shall not be liable for any bidder's failure to perform "due diligence" on the property bid upon/purchased.

1. A prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$10,000.00 deposit ("Deposit") plus a \$35.00 processing fee to Bid4Assets ("Processing Fee") **before** the start of the Sheriff Sale. The Processing Fee is required and retained by Bid4Assets. The Deposit will be associated with a particular Sheriff Sale date and allows a bidder to bid on all of the properties that close on that particular Sheriff Sale date. If the prospective bidder is not a winning bidder, only the Deposit will be reimbursed.
2. When each property is exposed to Sheriff Sale, the selling creditor will submit the upset price via Bid4Assets. The submitted upset price SHALL be the minimum starting bid for that property and no lesser bids will be accepted.
3. All bidding after the opening bid shall be in increments of at least One Thousand Dollars and 00/100 (\$1,000.00).
4. The highest bidder, by a fair and open bid at or above the announced upset price, via Bid4Assets, at the time the Sheriff Sale ends shall be the "Purchaser". The Purchaser shall pay 10% of the purchase amount to the Sheriff plus an additional 1.5% buyer's premium (on the total purchase price) to Bid4Assets by 4:00 p.m. ET on the day of the Sheriff Sale via Bid4Assets. If the purchaser does not pay 10% of the purchase amount plus an additional 1.5% buyer's premium (on the total purchase price) to the Sheriff via Bid4Assets by 4:00 p.m. ET on the day of the Sheriff Sale, it will result in a forfeiture of the Deposit and the second highest bidder will be contacted for purchase.
5. The balance of the purchase amount shall be paid to the Sheriff via Bid4Assets by 4:00 p.m. within 21 days after the date of the Sheriff Sale without any additional demand made by the Sheriff. If the purchaser does not pay the balance of the purchase amount by 4:00 p.m. within 21 days after the date of the sale, the bidder will forfeit the sale of the property, forfeit the Deposit and the 10% of the purchase amount to the Sheriff and forfeit the 1.5% buyer's premium to Bid4Assets. The Writ of Execution upon the property will be returned as stayed and the forfeited funds, after accounting for the costs and fees of the Sheriff sale, will be sent to Plaintiff's counsel, who may thereafter re-file with the Sheriff for a new sale listing on said property.
6. If there is no bid at or above the announced upset price, the Plaintiff shall be the purchaser of the property for consideration of \$1.00, pending calculation by the Sheriff of the actual costs of sale to be paid.
7. Full credit bidding is not permitted. Any Plaintiff purchaser who engages in active bidding at or above the announced upset price, and is the Purchaser, is

required to pay 10% of the purchase amount to the Sheriff and the 1.5% buyer's premium to Bid4Assets, by 4:00 p.m. ET on the day of the Sheriff Sale.

8. The Plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the Sheriff Sale after the auction closes for reasons of bankruptcy and/or any other reason that may arise.
9. The Sheriff of Chester County reserves the right to ban participation by any person from future Chester County Sheriff Sales for failure to comply with the Chester County Conditions of Sale, Bid4Assets' policies and procedures, or other violation, including but not limited to, situations where a Purchaser fails to comply with the payment requirements after placing the winning bid for a property. The Chester County Sheriff takes bidder/Purchaser performance very seriously and expects every winning bidder/Purchaser to complete their transaction. The Chester County Sheriff will vigorously enforce any violation including but not limited to violations of the Conditions of Sale and Bid4Assets' policies. A ban of six (6) consecutive sale months or greater shall be imposed by the Chester County Sheriff regardless of whether a violation is a first offense. The Chester County Sheriff may impose a permanent ban for any subsequent violation. In addition to any ban imposed by the Chester County Sheriff, Bid4Assets may also impose bans on future participation in Sheriff Sales for failure to comply with its policies; *see* the Bid4Assets website for more information on situations that may necessitate a ban from participation by Bid4Assets.

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets. Sheriff sales shall begin at 11:00 a.m. on the third Thursday of every month, except December, and if the sale day falls on a holiday, please refer to the Chester County Sheriff Sale website for the new date.

Notice is given to all parties in interest and claimants that the Sheriff will file the Schedules of Distribution ("Schedules") with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W. Market St., West Chester, Pennsylvania, approximately thirty (30) days from the sale date. Distribution will be made in accordance with the Schedules unless exceptions are filed in accordance with the Pennsylvania Rules of Civil Procedure and in the Sheriff's Office within ten (10) days after the Schedules are filed.

Kevin D. Dykes, SHERIFF

