

INDIANA COUNTY, PA SHERIFF

CONDITIONS OF SALE

“As-is” sale; no warranty of title or condition. The sale is made “as is,” with no express or implied warranties. The Sheriff does not guarantee clear title, and the successful bidder takes the property subject to any liens, mortgages, taxes, or other encumbrances that are not cleared by the sale. You are strongly encouraged to hire legal counsel and or a title abstractor to research the title to any property you are interested in purchasing.

Buyer Beware--you must do your own due diligence. It is the bidder’s responsibility to investigate the property, conduct any title or lien searches, assess the condition, and weigh risks before bidding.

Registration and deposit/down payment required. All bidders must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a One Thousand Dollar (\$1,000.00) deposit plus a Thirty-Five Dollar (\$35.00) processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held on this date and shall allow a bidder to bid on all of the properties that close on the Auction Date. The Deposit will be applied equally among properties purchased by the bidder on the Auction Date.

Payment of purchase price. The highest bidder shall be the purchaser. Upon the auction’s close, the purchaser shall have their deposit applied towards their balance due. Purchaser shall pay the balance of 10% of the purchase price plus a 1.5% buyer’s premium (on the total purchase price) by close of business the day of the sale. Purchaser shall then have 10 days to pay the remaining balance. Payments shall be made to Bid4Assets.

Additional costs: fees, poundage, transfer tax, and cost of deed. On top of the bid price, winning bidders are responsible for sheriff costs, county transfer taxes, a 2% poundage, costs to prepare and record the deed, and a \$250.00/per parcel fee in accordance with the Demolition and Rehabilitation Fund Ordinance.

Post-sale process: schedule of distribution a& deed issuance. Within thirty (30) days of the sale, a “Schedule of Distribution” and a proposed deed will be prepared and shared with Plaintiff, any purchaser, and all relevant parties. After 10 days of the circulation of the Schedule of Distribution and proposed deed, a deed will be recorded conveying the property to the purchaser.