

Frequently Asked Questions

Interested Bidders

Q: How do I participate in the auction?

A: In order to bid on a property you must register for a free account on Bid4assets.com and submit the required deposit to Bid4Assets no later than one week prior to the auction. There are many helpful tutorial videos found at <http://www.bid4assets.com/videos>

Q: How can I participate in the auction if I do not have access to a computer?

A: The Bid4Assets website can be accessed on mobile devices and tablets as well. However, an “offline” bid packet can be obtained by contacting Bid4Assets. Bid4Assets customer service phone: (301) 650-9193.

Q: Can I place a bid prior to the start of the auction?

A: No. You can only bid on a property during the set auction time. All auctions will open at 10:00AM on the set auction date.

Q: Can you provide more information on a property?

A: All information available to the Sheriff’s Office is listed under the “Asset Description” section of each property listing. The Sheriff’s Office has no other information on the properties.

Q: Am I able to inspect the property?

A: Prospective bidders cannot inspect the interior of any property listed for auction. Interior photos are not available through the Sheriff’s Office or Bid4Assets. It is not recommended that anyone go onto private property. This could be considered trespassing. Some additional property information can be found here: http://agencies.monroecountypa.gov/monroepa_prod/search/commonsearch.aspx?mode=address
The property search is an information tool only and is provided by the Monroe County Assessment Office. The Sheriff’s Office and Bid4Assets do not maintain this site, nor can they assist you with accessing it.

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Q: What is the minimum bid?

A: The minimum bid is Sheriff's costs. Sheriff's costs are the administrative costs due to the Sheriff's Office. This amount may also include taxes, municipal fees and property owner's association fees.

Q: What is the reserve price?

A: The reserve price is the minimum amount the Plaintiff will accept for a property (sometimes referred to as an upset price). The reserve price is set by the Attorney for the Plaintiff. This amount will include the "minimum bid". The Sheriff's Office cannot provide the reserve price to you.

Q: What is the upset price?

A: See above "reserve price". The Sheriff's Office does not have that information. The upset price is determined by the Plaintiff and their Attorney.

Q: What is the debt amount?

A: The debt amount can be found under the "Asset Description" section of each property listing. This amount is what was reported as owed at the time the case was filed. This amount may not include additional interest and fees. This amount also does not necessarily represent the amount the property will sell for.

Q: Will I be responsible for additional taxes if I win a bid?

A: The minimum bid amount includes any current year taxes and any delinquent taxes that are due at the time of auction. Taxes that become due after auction will become the responsibility of the new owner. There may be other fees such as municipal and POA dues outstanding. Seek legal advice to determine if you will become responsible for those fees.

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Q: Are there any additional fees?

A: An additional 1.5% buyer's premium fee will be added to your winning bid. Bid4Assets will contact you at the close of the auction to inform you of the total amount you owe for all properties won.

Q: Are these properties sold free and clear?

A: No. All properties are sold AS IS and without guarantee of a clear title. It is recommended that you do your due diligence on any property you wish to bid on. If you have questions regarding the title, it is recommended that you seek legal counsel for your questions. The Sheriff's Office cannot provide legal advice.

Q: If my winning bid is less than the debt amount, will I be responsible for any remaining debt/mortgage?

A: This is a legal question that our office cannot answer. It is recommended you obtain your own legal counsel.

Q: Will I receive keys to the property?

A: No. The Sheriff's Office and Bid4Assets do not have keys to any of the properties

Q: How soon can I access a property if I win a bid?

A: It is not recommended that anyone attempt to enter a property prior to receiving a deed to the property. The winning bidder may be responsible for completing an eviction. After a deed is received it is recommended you seek legal advice for all matters pertaining to your rights to the property and the eviction process. The Sheriff's Office cannot provide legal advice.

Q: When will I receive a deed to the property?

A: Each purchase is unique and situations will vary from case to case which could delay the process. Once the deed is recorded and returned to the Sheriff's Office it will be mailed to you at the address provided in the deed wizard. Deeds are typically mailed 45-60 days after the auction.