

What's next...after buying a sheriff sale property as a third party bidder?

Necessary Steps to take:

1. **Follow** all post sale instructions required by Bid4Assets.
2. **Pay** remainder of purchase price within 11 days of the Sheriff sale.
3. **Provide your deeding/vesting instructions** to Bid4Assets by the deadline.

**Please make sure all deeding/vesting information is correct. This information is used to prepare the deed and tells us where it is to be mailed when completed.*

"Schedule of Distribution" = Distribution of funds

Typically within 21 days after the sale but not later than 30 days, the Sheriff's Office will file with the Prothonotary's Office a "Schedule of Distribution".

The schedule of distribution directs how the money paid for a property will be disbursed. The Monroe County Sheriff's Office follows the PA Rules of Civil Procedure when determining these payments, which are made in priority order.

The schedule of distribution is filed in the Prothonotary and made part of the case docket 10 full days prior to recording the deed. It is also available for viewing in the Sheriff's Office for a period of 10 full days prior to recording the deed. Unless exceptions are filed to the schedule on or before the 10th day, distribution will be made in accordance with the proposed schedule. The Sheriff's Office will distribute all funds upon the receipt of the recorded deed.

Facts to remember:

1. The Sheriff's Office does not have keys to the property.
2. You may be responsible for additional liens.
3. Each purchase is unique so situations and issues will vary from case to case.
4. The Sheriff's deed is the last step of the process. Once the deed is recorded it will be mailed to you at the address you provided in the deed wizard. Deeds are mailed approximately 45-60 days after sale.

This document is provided by the Real Estate Division of the Monroe County Sheriff's Office as an informational tool. Its contents should not be interpreted as legal advice. All interested parties are advised to retain independent legal counsel.