

SCHUYLKILL COUNTY SHERIFF'S OFFICE

SHERIFF SALE CONDITIONS OF SALE

1. The properties are owned by the debtors until they are sold the day of sale. THEY ARE NOT OPEN FOR PUBLIC VIEWING. The sheriff sells all the right, title and interest of the Defendant in the property. The 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. For example, you may buy a property with numerous liens requiring you to pay a lot more money than what you bid for the property and you must, under the law, pay these lien holders to clear what is now your title. This is solely YOUR responsibility. All liens registered on properties can be obtained at the Prothonotary office in the Court House. A title search is recommended.
2. Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$2500.00 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 the final sale price plus a 1.5% buyer's premium on the final sale price by 4pm ET on the first business day after 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 shall be forfeited, and sheriff reserves the right to sell property to a backup bidder.
3. If a purchaser does not comply with the payment terms, the bidder will be considered a "non-performing bidder" and will be banned from future Schuylkill County Sheriff Sales for a period of six (6) months. For a second offense, a bidder will be banned for a period of one (1) year. Any further offenses will be considered for a permanent ban from participation.
4. The purchaser is responsible for all unpaid real estate taxes and municipal liens. The sheriff is not responsible for any unpaid taxes or liens except those included in the Schedule of Distribution.
5. All municipal claims must be filed in the sheriff's office within 7 calendar days of the sale, they must be filed on municipality letterhead, if they aren't filed within 7 calendar days of the sale the purchaser is responsible to pay.
6. Upon the failure to comply with these conditions of sale, any money paid on account shall be forfeited by the purchaser and shall be applied to the costs of the sale and the costs of any subsequent sale and nothing herein shall relieve the purchaser from liability for all costs and damages arising out of such noncompliance. If the executing creditor registers its highest bid and the purchaser defaults, then the executing creditor shall be deemed to be the purchaser.

7. The sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises.
8. The Realty Transfer Tax Statement of Value forms shall be prepared by the purchaser and returned to the Sheriff's office within ten (10) days from the date of the sale.
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.
10. The bidding will begin at 10am on the day of the sale and end at 12pm same day. End time may change due to continued bidding.
11. All bidding shall be in increments of \$500 (Five Hundred and 0/100 dollars)
12. Winning bidder shall comply with all post sale instructions required by the Sheriff's Office and Bid4Assets. The winning bidder shall be responsible for the cost of preparing the deed and such other costs that are imposed by law. These costs are withdrawn from the payment received from the winning bidder.
13. The plaintiff, at the discretion of the Sheriff's office, can at any time cancel the sale prior to the auction for any reason that may arise.
14. Poundage will be paid on the final sale price.
15. In the event of a default by the highest bidder, the next highest bidder may be notified by Bid4Assets. The Sheriff may choose at their discretion to settle with the next highest bidder who has complied with all the Conditions of Sale.
16. The sheriff's office recommends that you seek the advice of an attorney to review the pros and cons of a Sheriff Sale purchase.
17. The sheriff office does not guarantee clear title to any property being sold.