

BUCKS COUNTY SHERIFF'S OFFICE
SHERIFF'S SALE CONDITIONS OF SALE

1. The Sheriff sells all the right, title, and interest of the Defendant in the property. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff 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.
2. Prospective bidders must complete a registration form to participate in the auction. All bidders must show ID and proof of funds (cash or certified check) at registration before the sale.
3. The plaintiff's attorney shall announce "upset price" when the property is announced during the auction. The "upset price" is the least amount the plaintiff will accept for a property and it will become the new minimum bid for the auction.
4. All bidding shall be in increments of \$1000.00 (One Thousand and No/100 dollars).
5. If competitively bid, the purchaser, if other than the attorney on the writ, must pay 10% (ten percent) in cash or certified check at the very time of their bid.
6. The successful bidder shall pay the exact amount of the remaining balance within 10 calendar days of the sale. If the payment deadline falls on a federal holiday, payment deadline shall be close of business on the first business day after that date. Payment shall be made in person at the Sheriff's Office by cash or certified check made payable to the Bucks County Sheriff.
7. ***Failure to pay the balance by the due date will result in a default, the forfeiture of the bidder's deposit and the bidder may be barred from bidding at Bucks County Sheriff's Sales for the next 6 months. In the event of a default the next highest bidder may be notified by the Sheriff's Office. The Sheriff may settle with the second highest bidder who has complied with all the conditions of sale. The defaulting party shall also be liable to***

the plaintiff and/or the Sheriff for any and all costs incurred for the resale of the property.

8. Winning bidder shall comply with all post sale instructions required by the Sheriff's Office. The winning bidder shall be responsible for the cost of preparing the deed and such other costs that are imposed by law.
9. The plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale prior to the auction for reasons of bankruptcy and/or any other reasons that may arise.
10. Bankruptcy or any other court action concerning the Sheriff's Sale will not relieve the successful bidder from their requirements to complete the sale.
11. The Schedule A distribution will be completed in **approximately 40** days after the sale, pursuant to Pennsylvania Rules of Civil Procedure after the sale by the Sheriff's title company, for all properties sold to third party bidders.
12. The Schedule A distribution directs how the purchase price of the property will be disbursed and which liens will be satisfied. Our title company will follow the Pennsylvania Rules of Civil Procedure when determining these payments.
13. Once the distribution is received and reviewed the Sheriff's Office will mail a copy to the third party bidder and all parties involved.
14. Distribution payments will be made in accordance with the proposed Schedule A unless exceptions are filed on or before the 10th day of the distribution date. Pending litigation will delay processing the distribution and deed.
15. The deed is recorded **approximately 30** days after distribution. At this time the winning bidder will be mailed a receipt of the recording of the deed.
16. Winning bidder must comply with post-sale instructions required by the Sheriff's Office. The Sheriff's Office must receive your **two completed and signed Pennsylvania Realty Transfer Tax Statement of Value forms, with original signatures on both**, to process the deed. Please bring these with your payment balance to the Sheriff's Office. If the Sheriff's grantee is to be anyone other than the purchaser, a written assignment must be filed with the Sheriff. The fee for this is \$150.00. Once recorded the deed cannot be emailed to you. **A self-addressed stamped envelope is required to mail you your recorded deed.**

17. Real Estate Transfer Taxes due the Commonwealth of PA and the local taxing municipality will be charged and collected by the Sheriff as part of the costs of sale.
18. The successful bidder acknowledges and agrees to the following: All Assignments of Bid and Transfer Tax Affidavits must be received within 60 days of Sheriff Sale. If not, the property will be deemed into the name of the successful bidder as recorded at the auction.

Important Points to Remember:

- The Sheriff's Office highly recommends that you seek the advice of an attorney to review the pros and cons of a Sheriff's Sale purchase.
- The Sheriff's Office does not guarantee clear title to any property being sold.
- The winning bidder may be responsible for additional liens; ***your due diligence is required.***
- The winning bidder may be responsible for completing an eviction. Seek legal advice for all matters related to the eviction process.
- The Sheriff's Office does not have any keys to the properties.
- Prospective bidders cannot inspect the interior of any property listed for sale.
- Each purchase is unique; situations and issues will vary from case to case.
- The Sheriff's Office complies with the Pennsylvania Rules of Civil Procedure.
- Handbills are posted on each property and are also posted outside the Sheriff's Office at the Bucks County Justice Center.
- The full listing of properties is available on the Sheriff's website under Real Estate Sheriff's Sales.
<https://buckscounty.org/government/RowOfficers/Sheriff/SheriffSalesListings>
- Sales are held the second Friday of every month. A calendar of dates is published on the Sheriff's Office website.
- Deeding instruction packet for properties Sold for Costs to the Plaintiff must include:
 - The law firm's cover letter stating plaintiff's vesting instructions.
 - Two ***completed Pennsylvania Realty Transfer Tax Statement of Value forms with original signatures on both.***
 - One copy of the ***complete mortgage.***
 - A self-addressed stamped envelope for the return of the recorded deed.
 - Refunds will be mailed with the cost sheet after the deed has been recorded.

Terms and conditions are subject to change by the Sheriff of Bucks County.