

## **Lebanon County Sheriff Conditions of Sale**

1. Sheriff's Sale will be held at the Lebanon County Courthouse, 400 South 8<sup>th</sup> Street, Lebanon, PA 17042, at 10:00 o'clock a.m. on \_\_\_\_\_.
2. Each of the New Properties to be sold will be exhibited under a handbill posted in the Sheriff's Office and advertisement in the Lebanon Daily News and the Lebanon County Legal Journal, which appears 1 month before for 3 consecutive weeks.
3. The properties are not available for inspection and the Sheriff's Office makes no guarantee on the condition of the property sold at a Sheriff's Sale.
4. The Sheriff does not guarantee clear title to any property sold at sale. Under the law it is solely your responsibility to pay all lien holders to clear what is now your title. A title search is recommended.
5. All present and delinquent utility bill, including but not limited to electric, water, sewer and gas shall be the obligation of the Purchaser.
6. TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Proposed Distribution will be filed by the Sheriff (unless premises are sold to Plaintiff for Costs only) no later than (30) days after the sale, and that a copy will be posted in the Sheriff's Office. Distribution will be made, in accordance with the Proposed Schedule unless Exceptions are filed thereto within (10) days thereafter.

## **TERMS AND CONDITIONS OF SALE**

1. The Sheriff sells the properties listed for sale pursuant to Court Order and the Pennsylvania Rules of Civil Procedure. This is a judicial sale and not a public auction. The Sheriff does not guarantee or warrant the real estate in any way. He is merely following the request of the plaintiffs and selling whatever interest the Defendants might have in the various properties. It is for you and your attorney to determine what the interest is, before you buy. The Defendant might not own the property, some other person may own it, or there may be mortgages or liens against it that you must pay before you can obtain a clear title. All these factors are for you alone to determine. The Sheriff has not, and cannot, make these determinations for you. Once you make a bid, you have bought whatever interest the Defendant has, if any, and you must pay the sum of money to the Sheriff regardless of what you later find out about the title.
2. You need to attend the sale at the date and time advertised. You will have to verbally bid on the property. The property is sold to the highest bidder at the sale. The auctioneer will

start the bidding at Sheriff's Costs and the attorney for the plaintiff may announce an upset price. The bidding starts with the Sheriff Cost Price, unless the attorney sets the upset price as his bid.

3. At the time of sale a deposit of 20% of your final bid is required, which must be cash or personal / business check from a local lending institution NO ONE is permitted to leave the sale to retrieve these funds. The check must be made payable to Lebanon County Sheriff's Office.
4. The balance of your bid is to be paid, together with poundage in the amount of 2% on the first \$250,000.00 and .5 % on the balance over \$250,000.00 on or before \_\_\_\_\_ at 12:30 o'clock P.M., time being of the essence, or the 20% of the Purchase Price paid down shall be forfeited immediately.
5. In the event of any default of any condition, the property will immediately be put for sale by the Sheriff with notification only to the Executing Creditor.
6. The Sheriff reserves the right to resell a property before the conclusion of the sale in the event of a dispute or if requested by the Execution Creditor, permit an additional bid from third party in the event the Execution Creditor purchased the property for costs.
7. All real estate taxes levied during the year of the date of the sale will be the obligation of the purchaser.
8. No questions or discussions will be taken from the public regarding the sale during the sale.

Jeffrie C. Marley, Jr., Sheriff  
Lebanon County Sheriff's Department  
Municipal Building, Room 3  
400 South 8<sup>th</sup> Street  
Lebanon, PA 17042

**Bid Amount:**

**Property Purchased:**

**Name of Buyer:**

**Phone:**

**Fax:**