SHERIFF'S REAL ESTATE SALES F.A.Q.'s

When and where do Sheriff's Sales take place?

- Sales are scheduled for the last Wednesday of every month. See the dates listed on the website
- Sales are open to the public via an online format at www.bid4assets.com/MontcoPASheriff
- Anyone can view the Bid4Assets property list
- Registration to bid is required
- Read and follow *all information and instructions* provided by Bid4Assets to create an account

How do I find out which properties are being sold?

- A full listing is available on the Sheriff's website at www.montgomerycountypa.gov under Real Estate Sheriff's Sales. You can also stay up-to date by downloading the Montgomery County PA Sheriff App in the iOS App Store or in Android's Goggle Play Store
- The *Law Reporter*, published by the Montgomery Bar Association, complies a monthly list of properties being offered for sale. Visit their website or subscribe at www.montgomerybar.org
- Monthly property sales are advertised in either the local newspapers or the Philadelphia Inquirer
- Handbills of new monthly properties are posted outside of the Sheriff's Office at the Montgomery County Courthouse

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How do I buy a property at the Sheriff's Sale?

- Read the **"Conditions of Sale"** found on the Sheriff's Office website
- Decide how much you are willing to bid
- Complete Due Diligence, a thorough investigation, on interested properties. Remember Buyer Beware, you are responsible for all liens, mortgages, taxes and other encumbrances. Contact a title company for an informational title search
- Access the website www.bid4assets.com/MontcoPASheriff and create an account
- Follow all instructions provided by Bid4Assets
- Make sure you submit your pre-bidding deposit *before* the deposit deadline
- If you are a winning bidder, the remaining balance is due within 12 calendar days
- Follow all post-sale instructions provided by Bid4Assets
- The sheriff's sale deed is processed once the Schedule "A" Distribution is finalized. In most cases approximately 45-60 days after the sale
- Each purchase is unique - situations and issues will vary from case to case

May I enter and inspect a property prior to the sale?

- No, the properties are not available for inspection
- The Sheriff's Office and Bid4Assets makes no guarantees on the condition of the property sold at the Sheriff's Sale. The Sheriff's Office highly recommends that you consult with an attorney for advice prior to purchasing a property at the Sheriff's Sale
- The Sheriff does not guarantee clear title to any property being sold. Properties may have numerous liens requiring buyers to pay significantly more than the bid price in order to clear the title. This is solely the BUYER'S responsibility. An informational title search is recommended, prior to bidding.

How often is the Real Estate Sheriff's Sales web page updated with the status of the properties being offered?

- The Foreclosure Sales Listing is frequently updated and reflects the current case status

Common Real Estate Terms

- DEBT AMOUNT is the amount of money owed to the plaintiff
- ALL COSTS is advertising and administrative expenses incurred by plaintiff prior to sale (no county revenue is used for advertising)
- MINIMUM BID is the dollar amount determined by the plaintiff and shown on the Bid4Assets website, a day or two before the sale. It is the minimum amount the plaintiff will accept for the property
- POSTPONED indicates that the sale was postponed previously to the current sale date
- POSTPONED BY COURT ORDER indicates that the sale was postponed by a court order to the current sale date and is now available for sale
- BANKRUPTCY POSTPONED indicates that the sale was previously postponed due to a bankruptcy filing and is now on the current sale list
- OPEN/PREVIEW means the sale will be held on date listed
- STAYED means the sale has been completely stopped
- SOLD FOR COSTS indicates that there was no active bidding and the plaintiff purchased at cost
- SOLD CONSIDERATION 3RD PARTY the "Winning Bidder" has purchased the property

Seek the advice of a real estate attorney to review the pro and cons of a Sheriff Sale purchase. They should be able to help you answer the following questions:

- Will I owe any more money after the sale?
- Are inheritance taxes included? Who can help me determine the amount due and where can I obtain this information?
- When can I change the locks?
- Am I responsible for evicting the current occupants? If so, how do I evict them?
- How do the liens on the property get paid?
- Are all liens included in the purchase price?
- Will I be responsible for additional mortgages on the property?
- Can I start making repairs to the property after I paid the full purchase amount?

Tips on where to look for information:

- Contact the municipality where the property is located
- Registered liens on properties can be found on the Prothonotary's Office website here
- Current and delinquent real estate taxes can be found on the Tax Claim Bureau website here
- Property records are available on the Board of Assessment Appeals website here
- Mortgages, Assignments of Mortgages and Mortgage Satisfactions can be found on the Record of Deeds website here All of these websites are easily accessible at https://www.montgomerycountypa.gov

Are Tax Sales or Judicial Sales included in the Sheriff's Sale?

No. Contact the Montgomery County Tax Claim Bureau at 610-278-1216 or access the Tax Claim Bureau section of the Montgomery County website under Departments/County Administration.

Further information regarding Sheriff's Sales, please call the Montgomery County Sheriff's Office
Real Estate Division (610) 278-3338, (610) 278-3493, (610) 292-4919, (610)-292-4918

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