

TERMS AND CONDITIONS OF SHERIFF'S SALES OF REAL ESTATE:

1. The highest bidder shall be the purchaser, and agrees to the following terms and conditions.
2. 10% down, **CASH OR CERTIFIED CHECK, is due immediately upon conclusion of sale.** Upon failure to pay the required 10% down, property may be immediately offered again for sale.
3. The highest bidder (purchaser) hereby authorizes any Attorney of Bradford, or any other County, to confess judgment against him or her in favor the said Sheriff of Bradford County, for the sum bid, at any time subsequent to the day of payment, if not paid, hereinbefore specified, with release of Errors.
4. Full balance is due within ten (10) days of sale by 5:00 PM. Failure to pay the balance on or before the tenth day shall result in the forfeiture of down payment. All forms needed to proceed with deed recording are also due within the ten days.
5. All real estate taxes levied on the subject during the years **prior** to the year of the date of the sale will be paid from the proceeds of the sale, after the payment of sheriff's costs.
6. **ALL REAL ESTATE TAXES LEVIED DURING THE YEAR OF THE DATE OF THE SALE WILL BE THE OBLIGATION OF THE PURCHASER.** **PURCHASERS ARE ADVISED TO CONTACT LOCAL TAX COLLECTOR TO INQUIRE ANY TAXES DUE.**
7. 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) on or before 30 days post sale, and distribution will be made, in accordance with the Proposed Schedule unless written Exceptions are filed thereto within ten (10) days after the posting date.
8. The Sheriff may withdraw the property from sale, if authorized by the Attorney for the Plaintiff.

SHERIFF OF BRADFORD COUNTY