

# SHERIFF SALES OF REAL ESTATE

## Common questions & answers

### What is the 10% deposit?

Ten percent is the deposit you have to pay in cash, money order, or certified check at the time of sale. The money orders or certified checks are made payable to "Sheriff of Bradford County"

### When do I have to pay the rest of the money?

The balance of your bid is payable within ten (10) calendar days to the sheriff in cash, money order or by certified check. If you do not pay the balance of your bid you will lose your deposit.

### Why does the Sheriff's Office highly recommend that you consult your own attorney for advice about how to purchase property at Sheriff's Sales?

The Sheriff does not guarantee clear title to any property sold at sale. 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. A title search is recommended.

### What about property taxes?

The Sheriff does NOT collect taxes that are levied against a property during the current year, these taxes are the RESPONSIBILITY OF THE PURCHASER. Previous years taxes are paid from proceeds of the sale.

### Do Sheriff's Sales differ from Tax Sales or Judicial Sales?

Yes, there are significant differences. For information regarding Tax Sales or Judicial Sales, contact the Bradford County Tax Claim Bureau.

### Can I obtain a list of the properties to be sold?

Yes, For each property to be sold there is a handbill posted at the Sheriff's Office in the Bradford County Courthouse and an advertisement in a local newspaper (Morning Times 570-888-9643 [www.morning-times.com]). This will appear once a week for three (3) weeks before the sale. A full list of the properties can also be obtained in booklet form in the Bradford County Law Journal. A subscription can be obtained by calling 570-888-2244.

### If I see a property I want to buy, can I inspect it before the sale.

No, the properties are not available for inspection and the Sheriff's Office makes no guarantee on the condition of the property sold at Sheriff's Sale.

### How do I buy a property at Sheriff's Sale.

You need to attend the sale at the date and time advertised. The sale is a public auction and you will have to bid on the property.