

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

1. The highest bidder shall be the purchaser.
2. 10% down, **CASH OR CERTIFIED CHECK, is due immediately upon conclusion of sale.** Full balance is due within ten (10) days of sale by 5:00 PM. Upon failure to pay the required 10% down, property to be immediately offered again for sale. Failure to pay the balance on or before the tenth day shall result in the forfeiture of down payment.
3. The highest bidder shall, immediately after the premises is sold, execute a written acknowledgement of the sum bidden and the purchase price on the foregoing and following terms, (with a Warrant of Attorney), to confess Judgment, if the balance is not paid by the time limited.
4. 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.
5. **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.**
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) 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.
7. The Sheriff may withdraw the property from sale, if authorized by the Attorney for the Plaintiff.

SHERIFF OF BRADFORD COUNTY

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ACKNOWLEDGEMENT OF SUCCESSFUL BID AT SHERIFF'S SALE

\_\_\_\_\_  
VS.

IN THE COURT OF COMMON PLEAS  
OF BRADFORD COUNTY, PA

\_\_\_\_\_

NO: \_\_\_\_\_

I, \_\_\_\_\_, do hereby acknowledge that I offered the highest bid for the estate above mentioned, the sum of \_\_\_\_\_ DOLLARS, and that I have become the PURCHASER on the terms above stated, and that I hereby authorize any Attorney of Bradford, or any other County, to confess judgment against me in favor the said Sheriff of Bradford County, for the sum aforesaid, at any time subsequent to the day of payment, if not paid, hereinbefore specified, with release of Errors.

SUCCESSFUL BID \_\_\_\_\_

\_\_\_\_\_  
*Signature*

DOWNPAYMENT \_\_\_\_\_

\_\_\_\_\_  
*address*

BALANCE DUE \_\_\_\_\_

\_\_\_\_\_

ON OR BEFORE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_