

CONDITIONS OF SALE – Monroe County, PA (rev. 101716)
REAL PROPERTY

The Sheriff makes no representation or warranty regarding the condition of the premises. The first bid made on each property put up for sale shall be a sum sufficient to pay all the Sheriff's costs, including the advertising, all taxes, water rents, and municipal claims, if submitted to the Sheriff for inclusion in costs. The high bidder on each property must pay as down money 10% of purchase price or Sheriff's costs, whichever is higher, immediately after the conclusion of the Sheriff's sales or no later than 2:30pm on the date of sale. If not paid, the property may be put up again for sale at the next succeeding sale. In no case shall the down money be less than sufficient to cover the Sheriff's fees and costs of advertising. The second highest bid, to be binding if the first bidder defaults, must be accompanied by the required down money and be registered in writing with the Sheriff immediately after the conclusion of Sheriff's sales. Down money must be paid in cash or cashiers check, made payable to ***Sheriff of Monroe County***, except in the case of attorneys for the execution creditor; attorneys bidding on the execution property who are the successful bidder; or members of the Monroe County Bar whose business check will be accepted.

The balance of the purchase money, together with the transfer tax, poundage, cost of preparing the deed and such other costs as are by law imposed upon the purchaser, must be paid to the Sheriff within ten (10) days after the sale without further demand. In default, thereof, the Sheriff may settle with the second bidder who has made the required deposit and registered the bid in writing, upon receipt of the highest sum bid and the aforesaid costs, less both deposits already made, within ten (10) days after the first bidder's failure to settle. In case no second bid is registered or no settlement made, the property may be sold again at the risk of the defaulting bidder and in case of any deficiency on such resale the defaulting bidder shall make good the same to any persons injured thereby even though the down money required to be paid at the later sale shall have been increased by any change in the conditions of sale.

The deposit or down money paid by any bidder who fails to comply with any of the above conditions shall be forfeited and applied on the purchase by any second bidder, or if the property is resold, to costs or any liens or equitable claims on the property discharged thereby, but not satisfied out of the proceeds of the sale including the right of the real owner to have the highest bid first made realized.

ALL TIMES IN THESE CONDITIONS ARE OF THE ESSENCE FOR ALL BIDDERS.

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever, and makes no representation or warranty regarding the condition of the premises.

Our office web site address is: <http://www.monroecountypa.gov>

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE

913 Main Street
Stroudsburg, PA 18360
Phone: (570) 424-7288

NORTH PENN LEGAL SERVICES

10 N. 10th Street
Stroudsburg, PA 18360
Phone: (570) 424-5338