

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

When and where do Sheriff's Sales take place?

- Sales are usually scheduled for the last Wednesday of every month. A Calendar of dates is published on our website.
- The sales are open to the public via an on-line format at www.bid4assets.com/MontcoPASheriff
- Registration is required.

How do I find out which properties are being sold?

- A full listing is available on the Sheriff's website at www.montcopa.org/sheriff 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 Montgomery Bar Association, *Law Reporter* publishes an on line list of properties that are being offered for sale. Visit their website or subscribe at www.montgomerybar.org
- Properties are advertised in either the local newspapers or the Philadelphia Inquirer.
- Handbills are posted outside of the Sheriff's Office at the Montgomery County Courthouse.

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

- Read the "Conditions of Sale" found on the Sheriff's Office website.
- Complete your due diligence on interested properties.
- Decide how much you are willing to spend.
- Access the website www.bid4assets.com/MontcoPASheriff and create an account.
- Make sure you fund your pre-bidding deposit before the deposit deadline.
- Follow their instructions for bidding.
- 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 approximately 45-60 days after the sale.
- Each purchase is unique – situations and issues will vary from case to case.

May I inspect a property I'm interested in 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. A title search is recommended.

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.

Real Estate Sale Terminology

- Debt Amount: Money owed to plaintiff
- All Costs: Advertising & administrative expenses incurred by plaintiff prior to sale (no county revenue is used for advertising)
- Minimum bid: This dollar amount is determined by the plaintiff and shown on the website prior to the sale. It is the minimum amount the plaintiff will accept for the property.

- POSTPONED: The sale was postponed previously to the current sale date.
- POSTPONED BY COURT ORDER: The sale was postponed by a court order to the current sale date and is now available for sale.
- BANKRUPTCY POSTPONED: The sale was previously postponed due to a bankruptcy filing and is now on the current sale list.
- OPEN/PREVIEW: The sale will be held on date listed.
- STAYED: The sale has been completely stopped.

- SOLD FOR COSTS – There was no active bidding, plaintiff purchased at cost.
- SOLD CONSIDERATION 3RD PARTY – “John Doe” has purchased the property.

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

- Will I owe any more money after the sale?
- Are inheritance taxes included?
- 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?

All liens registered on properties can be obtained from the Prothonotary's Office.

Property records are available on the Board of Assessment Appeals website www.montcopa.org

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

No. For more information regarding Tax Sales or Judicial Sales, contact the Montgomery County Tax Claim Bureau by calling 610-278-1216 or visiting the Tax Claim Bureau section of the Montgomery County website under Departments/County Administration.

For 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