



COUNTY OF MONTGOMERY  
OFFICE OF THE SHERIFF  
Sheriff Sean P. Kilkenny



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

### When and where do Sheriff's Sales take place?

- Sheriff's Sales take place on the **last Wednesday of every month at 1:00 p.m.**
- The sale is open to the public for bidding.
- No registration is required.
- Sales are held at the:

Montgomery County Courthouse  
Courtroom A, 3rd Floor  
2 Airy Street  
Norristown, PA 19404

### How do I find out which properties are being sold?

- The *Law Reporter* booklet, which is published by the Montgomery Bar Association, lists properties that are being offered for the sale. You can obtain a subscription by calling (610) 279-9667 x 212.
- Properties are also advertised in local newspapers.
- Handbills are posted in the Sheriff's Office at the Courthouse.
- A full listing is also available under the Real Estate Sheriff's Sales section on the Sheriff's website at [www.montcopa.org/sheriff](http://www.montcopa.org/sheriff).

### 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 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 about purchasing 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.

All liens registered on properties can be obtained at the Prothonotary's Office at the Courthouse. Public records for properties are also available at the Board of Assessment Appeals under "Property Records".

### 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.

(over)

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

- **Read the "Conditions of Sale"** on the Real Estate Sheriff's Sales section of the Sheriff's Office website.
- **Research the properties** you are interested in.
- **Decide how much you are willing spend** considering that there may be additional costs. The minimum amount that a plaintiff's attorney is willing to sell the property is called the "upset price." Outstanding debt amounts are listed on the Real Estate Sheriff's Sales web page.

Bidding should be set at the upset price. Call the listed attorney the Monday prior to the sale to get the upset price.

- **Prepare to have a 10 percent deposit on the property, which will be due at the time of purchase. The balance of the bid is due within 10 calendar days.** Both are payable either by cash, money order, or certified check payable to "Sheriff of Montgomery County."
- **Bring a government issued ID with you.**
- **Attend the sale and bid on property.**

### **How often is the sale list on the Real Estate Sheriff's Sales web page updated with the status of the properties being offered?**

The list is updated in real time. Whenever there is a disposition change on a property, the listing is updated immediately.

### **Courtroom conduct.**

No eating or drinking is allowed in the courtroom. All cell phones and pagers must be turned off and all participants are to be seated before and during the sale. No questions or statements will be taken from the public during the sale. ***These rules will be strictly enforced.***

### **REAL ESTATE SALE TERMINOLOGY**

#### Pre-sale dispositions

- **STAYED:** The sale has been completely stopped.
- **POSTPONED:** The sale has been postponed to a future sale.
- **Pstpnd by CO:** The sale has been postponed by court order.
- **Bnkrptcy -PP:** The sale is postponed due to a bankruptcy filing.

#### Post-sale dispositions

- **SOLD FOR COST** – There is no active bidding. The plaintiff has purchased at cost.
- **SOLD CONSIDERATION 3<sup>RD</sup> PARTY** – "John Q. Public" has purchased the property.

For further information regarding Sheriff's Sales, please call the Montgomery County Sheriff's Office **(610) 278-3331**.