

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

Where and when do Sheriff's Sales take place?

- Sales are held at the:
Montgomery County Courthouse
Courtroom A, 3rd Floor
2 East Airy Street
Norristown, PA 19404
- 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 and no 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 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 Courthouse.

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

- **Read the "Conditions of Sale"** found on the Real Estate Sheriff's Sales section of the Sheriff's Office website.
- **Research the properties** you are interested in purchasing.
- **Decide how much you are willing to spend;** considering that there may be additional costs.
- **Attend the sale and bid on the property.**
- **Bring proof of identification - your government issued photo ID.**
- **Be prepared to make a 10 percent deposit on the property. This payment is due immediately at the time of purchase.** *Payments are accepted by certified check payable to "Sheriff of Montgomery County."*
- **The remaining balance is due within 10 calendar days;** payments accepted at the Sheriff's Office Montgomery County Courthouse, First Floor.
- **The sheriff's sale deed is processed approximately 45 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 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.

Courtroom Conduct.

- No eating or drinking is allowed in the courtroom.
- All cell phones must be silenced.
- Participants are to be seated before the sale and **are required to stand when offering a bid on an announced property.**
- No questions or statements will be taken from the public during the sale.

These rules will be strictly enforced.

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)
- Upset Price: This dollar amount is determined by the plaintiff and announced at 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: 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. Public records for properties 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**.

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