



## SHERIFF'S OFFICE

JEFFRIE C. MARLEY, JR.  
SHERIFF

## Lebanon County

Room 3, Municipal Building  
400 South Eighth Street  
Lebanon, Pennsylvania 17042-6794  
Telephone (717) 228-4410  
Fax Number (717) 279-8398

DAVID R. WARNER, JR.  
SOLICITOR

STEPHEN K. GAIDOS  
CHIEF DEPUTY SHERIFF

REAL ESTATE EXTENSION  
4410 OR 2359

## **CONDITIONS OF SALE**

The Sheriff sells the properties listed for sale pursuant to Court Order and the Pennsylvania Rules of Civil Procedure. This is a judicial sale and not a public auction. The Sheriff's office reserves the right to accept or to reject any and all bids. The Plaintiff may withdraw or continue any property being bid up to the time the property being struck down as sold. The Sheriff does not guarantee or warrant, in any way, the real estate upon which you are bidding today. He is merely following the requests of the Plaintiff and selling whatever interest the Defendants might have in the various properties. It is for you to determine what that interest is, if any, before you buy, not after.

Once you make a bid here today, you have bought whatever interest the Defendant has, if any, and you must pay that sum of money to the Sheriff regardless of what you later find out about the title.

The highest bidder shall be declared the buyer. This buyer shall be the person, persons, or entity provided to our office today. The buyer shall file Affidavits of Value with the Sheriff within 10 business days of this sale. Within 30 days of today's date, the Sheriff's office will post a proposed schedule of distribution. If no petition to set aside the sale or objections to distribution are filed within 30 days of posting, the Sheriff will prepare and record a deed transferring the property to the successful bidder. The aforementioned timeline is based upon the Pennsylvania Rules of Civil Procedure and will not be altered or expedited by contacts or calls with our office.

Effective immediately, Lebanon County Sheriff Sales will be conducted online. The following special conditions are now applicable to all sales:



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1. All bidders must complete the Realauction on-line registration process at <https://Lebanon.pa.realforeclose.com/> to participate in the auction. All bidders must place a deposit equal to 10% of your estimated successful final bid(s) for each property purchased to Realauction via wire transfer or ACH.

**NOTE:** All Wire Deposits must be received by 5 p.m. (Eastern Time) **two (2) business days before the auction.** All wire transfers must reference the bidder number or they will be refused/rejected. If a wire transfer is refused/rejected, the bidder may not be able to participate in the upcoming auction

**NOTE:** All ACH Debit Deposits must be initiated by 4 p.m. (Eastern Time) **five (5) business days before the auction.** All ACH transactions must be initiated through the official county auction website Deposit Wizard, any ACH micro-transactions under \$100 received transmitted outside the auction website Deposit Wizard will not be returned.

**NOTE:** Please take into account bank holidays with the above deadlines. It is the responsibility of the bidder to plan ahead and allow enough time for their bidding deposits to be received and processed within the timeframes described above. **A bidder will not be able to participate in an auction until funds have been verified and added to the bidder's available balance.**

2. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Realauction shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the



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property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa.R.C.P. 3136 ("Schedule of Proposed Distribution").

3. The plaintiff's attorney shall record the plaintiff's upset price ("Upset Price") on Realauction's site prior to the start of the Auction. The Upset Price is the least amount, or minimum bid the plaintiff will accept for a property. The Sheriff's Costs will be added to the Upset Price to determine the minimum bid for the auction.
4. All bidding after the opening bid shall be in increments of at least Five Hundred and 00/100 Dollars (\$500.00). Any bids placed with less than (30) seconds remaining on the auction clock will automatically extend the bidding period by an additional (60) seconds.
5. The highest bidder shall be the buyer. Upon the auction's close, buyer shall have (10) business days to pay the remaining balance. Payments shall be made to the Lebanon County Sheriff's Office via cashier's check. **No Cash will be Accepted.**
6. Failure to comply with the Conditions of Sale, including but not limited to the failure to so pay the remaining balance by the Due Date and complying with all post-sale instructions required by the Sheriff and Realauction, shall result in a default ("Default") and the down payment shall be forfeited by the highest bidder to pay the costs of sale.
7. In the event of a Default by the highest bidder, the next highest bidder may be notified by Realauction. The Sheriff may choose at their discretion to settle with the next highest bidder who has complied with all of the Conditions of Sale.
8. A 2% poundage fee will be paid on the final sale price up to \$250,000.00. Any amount exceeding the first \$250,000.00 will be calculated at .5%.