



## **FAYETTE COUNTY OFFICE OF THE SHERIFF**

**James Custer**

**Sheriff**

**61 E MAIN ST**

**UNIONTOWN, PA 15401**

**PHONE (724) 430-1295 FAX (724) 430-4030**

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The Sheriff of Fayette County sells the properties listed for sale pursuant to Court Order and the Pennsylvania Rules of Civil Procedure. The Sheriff's office reserves the right to accept or to reject any and all bids.

All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Realauktion 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 buyer assumes all responsibility for due diligence. It is the responsibility of the buyer to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa.R.C.P. 3136 ("Schedule of Proposed Distribution").

Once you make a purchase here today, you must pay the remaining balance to the Sheriff of Fayette County regardless of what you later find out about the title. If you fail to pay the remaining balance within 10 business days, the down payment shall be forfeited. All bids are subject to State and Municipal transfer taxes, and poundage. Transfer taxes shall have priority and be paid out of proceeds. If there are no proceeds, buyer shall pay these transfer taxes, in addition to the announced bid.