



FAYETTE COUNTY OFFICE OF THE SHERIFF

James Custer

Sheriff

61 E MAIN ST

UNIONTOWN, PA 15401

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

CONDITIONS OF SALE

The Sheriff sells the properties listed for sale pursuant to Court Order and the Pennsylvania Rules of Civil Procedure. The Plaintiff may cancel or continue any property up to the time of sale. The Sheriff does not guarantee or warrant, in any way, the real estate upon which you are bidding today is free and clear of any liens and judgments.

All bids are subject to state and Municipal transfer taxes, and poundage. Transfer taxes shall have priority and be paid out of the sale proceeds. If there are no proceeds, buyer shall pay these transfer taxes in addition to the winning bid.

The highest bidder shall be declared the buyer. This buyer shall be the person, persons or entity provided to our office today. You will not be permitted to change or substitute the name of the buyer at a later date. The buyer shall file Realty transfer tax statements of value with the Sheriff within 10 business days of this sale.

Should the highest bidder fail to comply with the conditions of sale, money deposited by the buyer shall be forfeited and applied to the cost and judgments.

The schedule of distribution will be filed within 30 days of the date of sale. If no petition has been filed to set aside the sale or objections to the distribution are filed within 10 days of filing the distribution, the Sheriff will prepare and record a deed transferring the property to the successful bidder.