



SHERIFF SALE OF REAL ESTATE

Please note: these sales are NOT TAX SALES! They are normally the result of a mortgage foreclosure. If you are interested in purchasing a property from the Sheriff Sale, here are a few things to keep in mind:

- We strongly suggest you consult with legal counsel.
- We strongly suggest you complete a lien search on the property
- The Sheriff's Office does not show the property or have access to the property. Buyer Beware!
- The bank, mortgage company or plaintiff will always have a representative attend the sale. You will be bidding against them.
- If you purchase a property, you will be responsible for the real estate taxes for the current year.
- If you purchase a property, the bid costs will include delinquent real estate taxes.
- A deposit of 10% of the bid is due by close of business day of the sale. At that time, you will be required to provide information for the deed.
- The balance of the bid amount is due 2 weeks from the date of the sale. If you fail to pay the balance due, you will forfeit your deposit to the Sheriff's Office.
- A list of the Sheriff Sale properties is posted on our website and kept up to date. Properties are also advertised in the Johnstown Tribune Democrat and the Cambria County Legal Journal the last 3 Thursdays of the month prior to the sale.
- If the property is occupied at the time of the sale, it is your responsibility to remove the occupant by appropriate legal proceedings.
- Any legal questions should be directed to your attorney. The Sheriff's Office is not permitted to provide legal advice.