

## CONDITIONS OF SALE – Monroe County, PA (rev. 1/3/2020)

### PERSONAL PROPERTY

The Sheriff makes no representation or warranty regarding the condition of the personal property. The first bid made on each personal property execution put up for sale shall be a sum sufficient to pay all the Sheriff's costs. The high bidder on each personal property execution must pay as down money 10% of purchase price or Sheriff's costs, whichever is higher, immediately after the conclusion of the Sheriff's sales. If not paid, the personal property may be put up again for sale at the next succeeding sale. In no case shall the down money be less than sufficient to cover the Sheriff's fees and costs. The second highest bid, to be binding if the first bidder defaults, must be accompanied by the required down money and be registered in writing with the Sheriff immediately after the conclusion the Sheriff's sales.

Down money must be paid in cash or cashiers check, made payable to the ***Sheriff of Monroe County***, except in the case of attorneys for the execution creditor; attorneys bidding on the execution personal property who are the successful bidder; or members of the Monroe County Bar whose business checks will be accepted.

The balance of the purchase money, together with poundage and such other costs as are by law imposed upon the purchaser, must be paid to the Sheriff within ten (10) days after the sale without any further demand. In default thereof, the Sheriff may settle with the second bidder who has made the required deposit and registered the bid in writing, upon receipt of the highest sum bid and the aforesaid costs, less both deposits already made, within ten (10) days after the first bidder's failure to settle. In case no second bid is registered or no settlement made, the property may be sold again at the risk of the defaulting bidder; and in case of any deficiency on such resale, the defaulting bidder shall make good the same to any persons injured thereby, even though the down money required to be paid at the later sale shall have been increased by any change in the conditions of sale.

The deposit or down money paid by any bidder who fails to comply with any of the above conditions shall be forfeited and applied on the purchase by any second bidder, or if the property is resold, to costs or any liens or equitable claims on the property discharged thereby, but not satisfied out of the proceeds of the sale, including the right of the real owner to have the highest bid first made realized.

**ALL TIMES IN THESE CONDITIONS ARE OF THE ESSENCE FOR ALL BIDDERS.**

The Sheriff shall not be liable for loss or damage to the personal property sold resulting from any cause whatsoever, and makes no representation or warranty regarding the condition of the personal property.

Nicholas Cirranello,  
Sheriff of Monroe County  
Pennsylvania

Sheriff's Office website: <http://www.monroecountypa.gov>