

CONDITIONS OF SALE

First: - The highest and best bidder shall be deemed to be the purchaser, but if a dispute arises between two or more bidders, then the property shall be immediately put up again for sale.

Second: - The purchaser shall pay by check the higher of either ten per cent of the amount of the bid or the full amount of the costs as soon as the property is sold. Issuing a bad check may be criminally prosecuted. Purchaser shall sign an agreement to pay any remainder of the bid price within thirty (30) days by bank, cashier's check, or certified check or attorneys check acceptable to the Sheriff and payable to the Sheriff. The Sheriff will pay from the bid price any unpaid fees and costs, realty transfer taxes and poundage and all unpaid real estate taxes and municipal claims assessed as of the date of the sale and returned to the Sheriff timely.

Third: - Upon the failure to comply with these conditions of sale, any money paid on account by the purchaser may be forfeited and applied to pay the costs of the sale and the costs of any subsequent sale, but nothing herein shall relieve the purchaser from liability for all the costs and damages arising out of such noncompliance.

Immediately after the winning bid is accepted the second place bidder may register its highest bid provided that bid exceeded the execution creditor's announced max bid. If the purchaser defaults and the second place bid was registered, that registered bid, accompanied by the required deposit, shall be accepted as the successful bid. If the purchaser defaults and the second place bid was not registered, the executing creditor shall be deemed to be the purchaser for its opening bid of costs.

Fourth: - A fully completed Realty Transfer Tax form, including the name and address of the Grantee to be inserted on the sheriff's deed, must be furnished to the Sheriff within thirty (30) days of this sheriff sale or the sheriff's deed may be recorded in the name of the purchaser.

Fifth: - Upon these conditions being complied with, a deed shall be delivered

to the purchaser in accordance with the Pennsylvania Rules of Civil Procedure.