

Adams County Sheriff's Office

117 Baltimore Street, Room 4, Gettysburg, PA, 17325
Phone 717-337-9828 - Fax: 717-334-6521

James W. Muller
Sheriff



David Allison
Chief Deputy

SHERIFF'S SALES

The Sheriff does not guarantee or warranty in any way, the real estate upon which you are bidding. The Sheriff is merely following the request of the plaintiff and selling whatever interest the defendants might have in the various properties. What that interest is should be determined by you and your attorney **before** you buy.

There may be additional mortgages, judgements or liens against the property that you must satisfy before you can obtain a clear title. These factors are for you to determine. The Sheriff **cannot** make these determinations for you. Once you make a successful bid, you have purchased whatever interest the defendant has, if any. You must know what you are bidding on before you bid, **NOT AFTER.**

After the property is struck down and declared sold, the highest bidder shall forthwith pay to the Sheriff's Office, 20% of the purchase price. This must be paid with cash, or certified funds. Payment will be received in the Sheriff's Office and payment is expected within 30 minutes of the conclusion of the sale. If such payment is not received, the property will be put back up for sale at the next available sale date. Full payment for the purchased property is due within 20 days of the sale, or your deposit will be forfeited.

The Sheriff of Adams County will not include additional judgements, liens or back taxes against the property, in his costs. These will be the responsibility of the purchaser.

Once the property is purchased, the buyer is responsible for providing to Sheriff Office:

- 2 completed Realty Transfer Tax Statement of Value Forms
- 2 pre-stamped, self-addressed envelopes
- Deeding instructions

Delay in providing any of the above requirements may result in the delay of deeding.