



SHERIFF'S OFFICE

Lebanon County

BRUCE E. KLINGLER
SHERIFF

STEPHEN K. GAIDOS
CHIEF DEPUTY

Room 3, Municipal Building
400 South Eighth Street
Lebanon, Pennsylvania 17042-6794
Telephone 717-274-2801
Real Estate Ext. 2156 or 2359

GEORGE E. CHRISTIANSON
SOLICITOR

DESIREE NELSON
REAL ESTATE ADMINISTRATOR

Bidding Information for Sheriff's Sales

(Revised 8/5/16)

1. You will be bidding against the bank.
2. The bank has a predetermined amount that they will bid to. This is called the "upset price". Only the bank, on the day of the sale, knows what this amount will be. It may be more or less than the judgment amount.
3. If you are the successful bidder, 20% of your bid is due to the Sheriff's Office immediately at the end of the sale in the form of cash or a local bank check only. **If you purchase more than one property, a separate check for each property is required.** You will also be charged a "poundage" fee, according to state law on top of your bid. It is 2% up to \$250,000.00, plus 0.5% on any amount over and above the \$250,000.00. This poundage fee and the balance of your bid are due within **7 days**. **If this total amount is not paid within this 7 day time period, you lose your down payment. For this reason, you should already be financially prepared for the total amount due when you bid on a property at the sheriff's sale.** The deed will be recorded within 60 days of the sale.
4. The properties are not guaranteed and **any debts, liens, and/or judgments against the property may become yours. This includes, but not limited to, outstanding water/sewer that is not filed as a lien.** It is for this reason we suggest getting legal advice and/or a title search done on any property you may be interested in. Please read and review the Sheriff's Conditions of Sale.
5. The properties are owned by the debtors until they are sold at the sale. They are not open for public viewing by the Lebanon County Sheriff's Office.

www.lebcounty.org

Click on "Departments"

Click on "Sheriff's Office"

Click on "Sale List" for that month

2017 Sales – Tuesday 10 a.m.

02-14-17

04-11-17

06-13-17

08-08-17

10-10-17

12-12-17