



SHERIFF'S OFFICE

Lebanon County

MICHAEL J. DELEO
SHERIFF

DEBORAH A. MILLER
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

CINDY ZIMMERMAN
REAL ESTATE ADMINISTRATOR
DESIREE NELSON
REAL ESTATE CLERK

Bidding Information for Sheriff's Sales

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 judgement amount.
3. If you are the successful bidder, 20% of your bid is due immediately at the end of the sale in the form of cash or a local bank check only. 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 when you bid on a property at the sheriff's sale.** The deed is recorded within 60 days of the sale.
4. The properties are not guaranteed in anyway and debts against the property may become yours. It is for this reason we suggest getting legal advice and/or a title search done on any property you may be interested in.
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.