



## INFORMATION YOU SHOULD KNOW



- There are times when the sale of a property is not conducted on the date as advertised due to an adjournment, cancellation, settlement or bankruptcy. It is recommended that you contact the Cumberland County Sheriff's Department on the scheduled sale date to determine the status of the sale.
- If you are interested in a particular piece of property, a title search is recommended before you actually bid. You may conduct a title search on your own at the County Clerk's office, at no charge, or you may employ a private firm to conduct a title search for you on a fee basis. Title search firms can be found by consulting the yellow pages of the telephone directory.
- Sheriff Sales are "Voice Bid" auction sales (no sealed bids). The representative or attorney for the plaintiff will start the bidding at \$100.00. The bidding will continue until the highest bid is reached and the highest bidder will be the purchaser. The Plaintiff's representative or attorney normally does not allow the bid to go for less than the judgment amount due his client. He will bid until he has reached his Upset price. An Upset price is the total of the judgment due, interest, attorneys cost, Sheriff's Fees, advertising costs and commissions. Once the representative or attorney has reached his Upset price, he may stop bidding and the highest bidder, thereafter, will be the successful bidder.
- If the property you purchase is occupied, it will be your responsibility to obtain a Writ of Possession.
- In some cases the property, even after the sale, can be redeemed by the original owner for the period of ten (10) calendar days from the date of the sale. In certain instances, the period of redemption may be longer.
- The successful bidder, upon final payment of the bid, will receive a Sheriff's Deed. However, this Deed does not give clear title to the property. To obtain a clear title, all outstanding liens and encumbrances must be satisfied. If a purchaser does not complete the sale, the purchaser can be held liable for the deposit. Deed recording fees must be paid by the purchaser to the County Clerk when the Deed is recorded.

***SALE LISTINGS ARE DEEMED ACCURATE BUT NOT GUARANTEED. PLEASE CONTACT THE SHERIFF'S DEPARTMENT FOR UPDATED INFORMATION.***