



LANCASTER COUNTY

SHERIFF'S OFFICE

Christopher R. Leppler, Sheriff

50 North Duke Street - PO Box 83480 Lancaster, PA 17608 717.299.8200 WWW.LANCASTERPASHERIFF.ORG

NOTICE ONLINE SHERIFF SALES

The Lancaster County Sheriff's Office holds their Foreclosure auctions in an online public auction format. This is operated by *RealAuction* in accordance with Pennsylvania Rules of Civil Procedure. The process and procedures under which these sales are completed is on the *RealAuction* website:

<https://lancaster.pa.realforeclose.com>. The site is available to the public. All prospective bidders should familiarize themselves with this process.

In general, the following key points are noted:

1. All person(s) who want to bid on a property offered by the Lancaster County Sheriff's Office must register with *RealAuction*.
2. Auctions are held on properties offered for sale to the highest bidder. The auction website provides information for each sale item, including the name of the owner, legal description and the opening or base bid.
3. To be a qualified participant, bidders must submit a deposit equal to 10% of the estimated **high bid** for **each property** anticipated to win at the sale. The only acceptable deposit types are bank wire transfer or ACH, no cash deposits will be accepted:
~ All Wire Deposits must be received by 5 p.m. (Eastern Time) two (2) business days before the auction sale date. ~ All ACH Deposits must be initiated by 4 p.m. (Eastern Time) five (5) business days before the auction sale date.
~ It is the responsibility of the bidder to plan ahead to allow enough time for their bidding deposits to be received and processed within the timeframes described above.
4. At the date and time specified for the sale, each item is auctioned online and sold to the highest bidder. The online auction will be conducted for each individual property; however, only one property will be sold at a time. After a property is sold, the next scheduled property sale will begin.
5. Within fifteen (15) days of winning the bid, the buyer must submit two Statement of Value forms – each with an original signature – to the Sheriff's Office. The link to the form is available on the auction site.
6. Successful winning bidders must pay the remainder of the winning bid by NOON Eastern Time thirty (30) days from the sale date. Final Payment is to be made by Cashier Check payable to the Lancaster County Sheriff. No cash will be accepted. Upon payment of the remainder of the bid via Cashier Check, a Schedule of Proposed Distribution will be filed by the Sheriff of Lancaster County thirty (30) or more days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

IMPORTANT TRAINING INFORMATION

RealAuction will conduct webinar training classes. Training classes will be held via the Internet on a regular schedule. These webinar classes generally last 90 minutes and specifically cover the use of the software. Attendance is by registration only.

For additional information or to register for a webinar, please visit *RealAuction's* site at <https://realauction.com/training> or contact the *RealAuction* Customer Service toll free at (877) 361-7325. Customer Service can also be reached via email at customerservice@realauction.com.