

## **CONDITIONS OF SALE**

The Subscriber, Eric J. Weaknecht, Sheriff of the County of Berks, offers to sell this            day of           , 20            by public sale or auction and by virtue of certain writs of execution issued out of the Court of Commons Pleas of Berks County, and to him upon the terms and conditions as follows:

1. The highest bidder shall be the purchaser. Immediately upon purchase, the purchaser shall pay the down payment, which is equal to at least 10% of the winning bid price. Purchaser shall also sign an agreement to pay any remainder of the purchase price within ten (10) calendar days.
2. Failure to pay the necessary down payment or sign the conditions of sale will result in the property being immediately put up again for sale.
3. All payments must be made in the form of a money order, certified check or cash.
4. Upon failure to comply with the conditions of sale, the down payment shall be forfeited by the purchaser and shall be applied to pay the costs of sale.
5. If the Attorney on the Writ announces the upset or maximum bid price at the time of sale, then poundage will be paid on that amount irrespective of the final sale price.
6. Except for creditors subsequently bidding the opening big and the upset price, all other bidding after the opening bid shall be in amounts evenly divisible by \$1,000.00 and in increments of at least \$1,000.00.
7. Any Attorney on the Writ may register their bid with the Sheriff. Third party bidders are not permitted to register their bid with the Sheriff.
8. If the Sheriff's grantee is to be anyone other than the purchaser, a written assignment must be filed with the Sheriff.