

TERMS AND CONDITIONS FOR THE SALE OF REAL ESTATE

The first bid made on each property put up for sale shall be a sum sufficient to pay all the Sheriff's costs, including the advertising, water & sewer charges, all current and/or delinquent taxes. The first bid may also include municipal liens if provided to Sheriff's office.

A successful third party bidder is required to pay a 25% deposit of purchase price, 2% poundage of the first \$250,000.00 and ½% on any amount over, and 2% Reality Transfer Tax.

****Buyer Beware****

The successful bidder of each property must pay the deposit to the Sheriff Office immediately after the conclusion of Sheriff's sales.

Deposit can be paid with a certified check made payable to the Sheriff of Clinton County, a cashier's check or in cash.

The balance of the purchase price, together with the transfer tax, title search, recording fees and poundage must be paid within ten (10) days of the Posting of the Proposed Schedule of Distributions without any further demand. In default, thereof, the property may be sold again at the risk of the defaulting bidder and in case any deficiency on such resale the defaulting bidder shall make good the same to any persons injured.

The deposit paid by any bidder who fails to comply with the above conditions shall be forfeited.

Please note that the Sheriff's Office has the right to "Abandon the Sale" if the proper paperwork and monies owed are not received with thirty (30) days of the date of the sale.

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever, and makes no representation or warranty regarding the condition of the premises.

The properties are sold as is. Again, Buyer Beware.

ALL SALE PROPERTIES are Subject to Change at any time

Sheriff Kerry Stover