



# Office of Clerk of Courts

Erie County Courthouse • 140 West Sixth Street • Erie Pennsylvania 16501 • 814- 451-6221

Kenneth J. Gamble, Esquire  
Clerk of Records

\*\*\*\*\***REALTY BOND INFORMATION**\*\*\*\*\*

In order for the Erie County Clerk of Courts Office to accept real property as bail, the following must occur:

1. A **NON-REFUNDABLE** \$16.50 filing fee must be paid to the Clerk of Courts.
2. **All** owners of record must sign the bond.
3. A **NON-REFUNDABLE** \$30.00 search fee must be paid for a title abstract in order to determine the amount of equity in real property. **Enough equity must exist to cover the full amount of bond.** The Clerk of Courts must use the tax assessed value of property in determining equity.
4. A **NON-REFUNDABLE** \$18.50 filing fee must be paid to the Erie County Recorder of Deeds to file bond as a lien.
5. Once the criminal case has reached final disposition, the surety/land owner must contact the Erie County Clerk of Courts and pay an additional \$18.50 to record the satisfaction piece in order to remove the lien.

\*\*\*\*\***TO WITHDRAW AS A SURETY ON ANY BOND**\*\*\*\*\*

If for good reason, the surety wants to withdraw from a bond, they must return to this office to file an APPLICATION FOR BAIL PIECE stating the reasons that they have for withdrawing. The APPLICATION FOR BAIL PIECE must then be taken to the Criminal Motion Court Judge for approval Monday through Thursday at 9:00 a.m.

Upon approval of the Motion, a BAIL PIECE will be issued to the Surety for a \$5.00 fee. This warrant must be served on the defendant and the defendant must be physically committed to the Erie County Prison. You are responsible for hiring someone to put the defendant back in jail. Once the Bail Piece has been served, and the defendant has been put back in jail, the Bail Piece is stamped by the Prison, and you return the stamped Bail Piece to the Clerk of Courts, the satisfaction piece can be filed with the \$18.50 fee.

**By signing below, the surety accepts the above conditions and understands the property posted will be used as collateral insuring the appearance of the defendant at all or his/her court appointments and is subject to forfeiture if ordered by the Court.**

**IF YOU HAVE ANY QUESTIONS ABOUT THIS INFORMATION, PLEASE ASK BEFORE YOU SIGN.**

I have read and understand the above.  
Revised 1/1/2019

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone No.** \_\_\_\_\_ **Cell Phone No.** \_\_\_\_\_

**Employer:** \_\_\_\_\_

**Employer Phone No.** \_\_\_\_\_