UPSET TAX SALE INFORMATION SEPTEMEBER 19TH, 2023 10:00 AM

ALL PORPERTIES ARE BEING SOLD AS IS. NO WARRANTY EXPRESSED OR IMPLIED IS GIVEN BY THE TAX CLAIM BUREAU.

ALL LIENS, MORTGAGES, JUDGMENTS AND SECURED TRANSACTIONS WILL BE ASSUMED BY THE PURCHASER AT THE TIME OF SALE.

THE TAX CLAIM BUREAU ONLY ISSUES QUIT CLAIM DEEDS WITH NO WARRANTY OR GUARANTEE. THE TAX CLAIM BUREAU MAKES NO GUARANTEE OR WARRANTY ON THE CONDITION OF THE PROPERTIES AT THE TIME OF SALE.

LOCATION AND DIRECTIONS TO PROPERTIES

THE **ASSESSMENT OFFICE** IS WHERE YOU CAN FIND OUT THE LOCATION AND DIRECTIONS TO THE LISTED PROPERTIES. THE **ASSESSMENT OFFICE** ALSO HAS MAPS AVAILABLE TO PURCHASE.

(1ST FLOOR)

LIENS, JUDGMENTS AND SECURED TRANSACTIONS

THE **PROTHONOTARY OFFICE** IS WHERE YOU CAN FIND OUT IF THERE ARE ANY LIENS, JUDGMENTS AND SECURED TRANSACTIONS LISTED AGAINST THE PROPERTIES.

(2ND FLOOR MIDDLE OF HALLWAY)

MORTGAGES AND DEEDS

THE **REGISTER RECORDER OFFICE** IS WHERE YOU CAN FIND OUT IF THERE ARE ANY MORTGAGES LISTED AGAINST THE PROPERTY.

(GO TO THE 2ND FLOOR. THE **REGISTER RECORDER OFFICE** IS RIGHT BY THE ELEVATOR)



Jefferson County Tax Claim & Assessment Office 200 Main Street Court House 1st Floor Brookville, PA 15825

Phone: 814-849-1646 Fax: 814-849-1638

Susan L. Seigworth, Director sseigworth@jeffersoncountypa.com

UPSET/JUDICIAL SALE CONDITIONS AND INSTRUCTIONS

The Jefferson County Tax Claim Bureau tax sale for delinquent real estate taxes will be conducted as an auction. All properties are sold pursuant to the Real Estate Tax Claim Law (RETSL), Act 542 of 1947, P.L. 1368 as amended. All title transfers are under and subject to the act.

- **All prospective buyers shall <u>pre-register 10 days before the sale</u>. All required forms shall be returned to the Tax Claim Bureau. No registrations will be taken after the cutoff date!! Registration packets are available at the Tax clam Bureau office or by emailing the above email address.
 - 1. The properties are being offered for sale by the Jefferson County Tax Claim Bureau without any representation, warranty or guarantee, warranty or guarantee whatsoever, either as to the existence, correctness of ownership, size, boundaries, location, structures, condition of structure(s) or lack of structures upon the lands, liens, title or any other matter or thing whatsoever.
 - 2. **TERMS OF SALE:** Payment in full is required for all properties purchased, as well as a 1% local transfer tax and 1% school transfer tax, recording fee of \$58.75 for 4 pages and 4 names, for each additional name there will be an extra .50 fifty cents charged and deed preparation fee of \$25.00 per deed. Receipts for the purchased property will be issued at the time of sale.
 - **PAYMENTS ACCEPTED:** Cash, personal check, certified or cashier's check and money order. Bring 2 checks with you for every property purchased.
 - 3. The Tax Claim Bureau will issue a deed or bill of sale to the purchaser(s) and the deed shall be recorded before delivery to the purchaser(s). NOTE: The property will be deeded to the purchaser(s) only! No bid assignments of deed will be accepted!!
 - 4. Deeds for any property exposed for any sale shall not be exchanged any sooner than twenty (20) days nor later than forty-five (45) days after any sale held by the Tax Claim Bureau.
 - 5. **Entrance to the property is prohibited until a deed is received.** The present owner has the rights and responsibilities of the property until the deed is recorded in the purchaser's name and not right of ownership are transferred until that time.
 - 6. There will be **NO REDEMPTION** after the property is sold. All sales are final. **NO REFUNDS** will be given.



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PRE-REGISTRATION REQUIREMENTS

#33 – A copy of Act #33 is included in this packet. ALL Prospective Bidders are required to pre-register 10 days prior to the sale date for UPSET and JUDICIAL SALES.

in order to register, a Bidder Registry Form must be submitted with the following information:

- (1) The individual's name, address and phone number.
- (2) The applicant's business name, including the name of all officers, business addresses and phone numbers.
- (3) The names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or right in the limited liability company.

Additionally, an Affidavit of Bidder must be filed stating the following:

- (1) The applicant is not delinquent in paying real estate taxes and has no municipal utility bills more than one year outstanding.
- (2) Is not bidding for or acting as an agent for a person who is barred from participating in the sale.
- (3) Has not engaged in or permitted an uncorrected housing code violation, failed to maintain property in reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to heal, safety or property.

ALL FORMS MUST BE SUBMITTED TO THE TAX CLAIM BUREAU BY THE REGISTRATION CUT -OFF DATE OF SEPTEMBER 5TH, 2023. NO REGISTRATIONS WILL BE ACCEPTED AFTER THE CUT OFF DATE. THERE WILL BE NO REGISTRATIONS ALLOWED THE MORNING OF THE UPSET SALE! NO EXCEPTIONS!!!

FORMS REQUIRED FOR REGISTRATION:

- ∞ Bidder Registry Form
- ∞ Copy of Photo ID
- ∞ Affidavit of Bidder (Must be signed and notarized)

Any person who signs a bidder registration knowing that it contains a false statement shall be subject to prosecution for the commission of a misdemeanor of the second degree (relating to falsification to authorities).



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Real Estate Tax Sale BIDDER REGISTRY

Date:	
Name:	
Address:	
elephone #: ()	
hoto ID (Please enclose photocopy):	
PROPERTY TO BE DEEDED TO: Note: All persons listed on the deed or Bill of sale AFFIDAVIT OF BIDDER/BUYER CERTIFICAT	e must complete a
James(s)	
f more than one (1) name, how is the property to be HELD ?	
Address (NOTE: This will be the address of record where the future tax notic	ces will be mailed)
BIDDER NO.	For Office Use Only Verifications: Taxes:
	Muni Liens:

AFFIDAVIT OF BIDDER-UPSET TAX SALE

Name(s) as	s it should appear on Deed or Bill of Sale				
ivanie(3) as	s it should appear on beed of bill of bale				
Street/P.O.	Box	Office use only Bidder No.			
City/State/2	Zip				
()					
Phone #	E-mail Address				
COMMON	WEALTH OF PENNSYLVANIA)) SS:				
COUNTY	DF JEFFERSON)				
I, Print Nam	having been duly sworn according to law depose	and say as follows:			
1.	I am over the age of eighteen (18).				
2.	Pursuant to Section 619.1 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.61.1, Jefferson County Tax Claim Bureau that I or the entity I represent are not delinquent in pataxes to any of the taxing districts where the property(s) that I am bidding on is located, that I represent have no municipal utility bills that are more than one year outstanding.	paying real estate			
3.	Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I h not the owner nor the entity that I represent is not the owner of property(s) that I will be a certify that I am not a partner or shareholder of the owner of the property(s) I am bidding the following legal relationships with the owner; trust, partnership, corporation or any oth association.	oidding on. I further I on, nor am I in any of			
4.	Pursuant to Section 601 (d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601 (d), I hereby certify that I have not had a landlord license revoked in any municipality within the County of Jefferson, an I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been so revoked.				
5.	I received a copy of the Terms and Conditions for the Jefferson County Tax Claim Burea understand it is my obligation as a responsible bidder to read and abide by said Terms a				
	The undersigned verifies that he/she has read this Affidavit and that the facts contained correct to the best of his/her information and belief. This verification is made subject to to C.S. Section 4904, relating to unsworn falsification to authorities.				
	Date				
Signature					
Print Name	•				
this	d and sworn to before me day of, 20 blic				